

Town of Fountain Hills

Land Use Analysis & Statistical Report



2007

Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



Prepared By:
Town of Fountain Hills
Planning & Zoning Department
16705 E. Avenue of the Fountains
Fountain Hills, AZ 85268

January 2008

With assistance from:



Town of Fountain Hills 2007

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introduction

"Fountain Hills; All that is Arizona". This motto provides only a hint of our beautiful town's natural and economic amenities. Fountain Hills is nestled in the northeast corner of the Valley of the Sun. Our commercial, residential, recreational, and educational opportunities are second to none. Those who visit find the Fountain Hills lifestyle to be the envy of many other valley communities both personally and professionally.

Fountain Hills' location, in the foothills of the McDowell Mountains east of Scottsdale and north of Mesa, provides the town with the unique circumstance of being separated, but not isolated, from the rest of the valley communities. Fountain Hills' location offers breathtaking views of the surrounding desert and mountains.

The Fountain Hills Unified School District provides the basis for our first-rate educational system which furnishes quality learning experiences to Fountain Hills' children with over 95% of our high school graduates attending institutes of higher learning.

Fountain Hills has something for everyone in the areas of recreation and entertainment. Residents and visitors alike can enjoy dining at one of the many fine restaurants, attending cultural events or viewing exhibits at the Fountain Hills Community Center, shopping at one of the numerous retail centers, strolling and shopping along the Avenue of the Fountains, participating in the semi-annual Arts & Crafts Fair, or simply watching the world's largest, continuously operating fountain against the beautiful mountain backdrop.

2007 was a year of activity. Fountain Hills saw growth in commercial, office, industrial and residential development. These projects promote maximum flexibility in the use of the land while providing a unique sensitivity to the environmental, architectural, aesthetic and unique lifestyle of our community.

Fountain Hills' emphasis on high quality design standards in all types of construction has created a truly unique atmosphere of friendly southwest living. We are a community that provides a balance of live, work and play opportunities, protects aesthetic concerns, and maintains a desirable living environment that attracts new residents as well as visitors from all over the world.

This 2007 Annual Statistical Report and Land Use Analysis provides a "snapshot" of Fountain Hills as we are today. It also provides the beginnings of a roadmap to where we are going tomorrow.





demographics

Current Population
Trends & Projections



Fountain Park



Fountain Park



Community Center



Fountain Park



demographics

Based on Certificates of Occupancy issued for new homes in 2007, it is estimated that Fountain Hills' population grew to a total of 25,207. This gives Fountain Hills an average of 1,241 people per square mile, or 1.94 people per acre.


This statistic is important because Fountain Hills' low population density is a major reason the town has such a desirable reputation as a friendly, affluent community in which to live and work.

Fountain Hills' land is currently developed at an average density of 2.4 dwelling units per acre for single family homes and 7.78 dwelling units per acre for multi-family housing. At the end of the year there were 3,171 vacant single family lots and 65 vacant multi-family lots. If Fountain Hills continues to develop at a similar density, the population is estimated to reach 34,324 at build-out around the year 2030.



Town Residents

Population by Gender & Age																TOTAL
	Male	Female	Under 5	5-9 Years old	10-14 Years old	15-19 Years old	20-24 Years old	25-34 Years old	35-44 Years old	45-54 Years old	55-59 Years old	60-64 Years old	65-74 Years old	75-84 Years old	85+ Years old	
Population	9,771	10,464	928	1,006	1,173	945	596	1,868	3,108	3,562	1,720	1,449	2,362	1,285	233	20,235
Percent	48%	52%	4.6%	5.0%	5.8%	4.6%	2.9%	9.2%	15.4%	17.6%	8.5%	7.2%	11.7%	6.4%	1.1%	100.0%
Median Age = 46.4 Years old			Average Household Size = 2.34								Average Family Size = 2.67					



TOWN OF FOUNTAIN HILLS INC. 1989
All that is Arizona

Income Per Household												TOTAL
	Under \$10,000	\$10,000-\$14,999	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000-\$199,999	\$200,000+		
Household	301	220	656	821	1,313	2,071	1,322	1,160	436	325	8,625	
Family	95	105	332	541	922	1,627	1,162	1,019	378	270	6,451	

Median Household Income = \$61,619
Median Family Income = \$68,185
Per Capita Income = \$32,230

Source: 2000 US Census

POPULATION TRENDS

Year	Fountain Hills Population
1980	2,772*
1985	5,200*
1990	10,030*
1995	13,745*
2000	20,235*
2005	24,492*
2007	25,207**
2010	27,777***
2020	31,051****
Estimated Buildout ~2030	34,324**

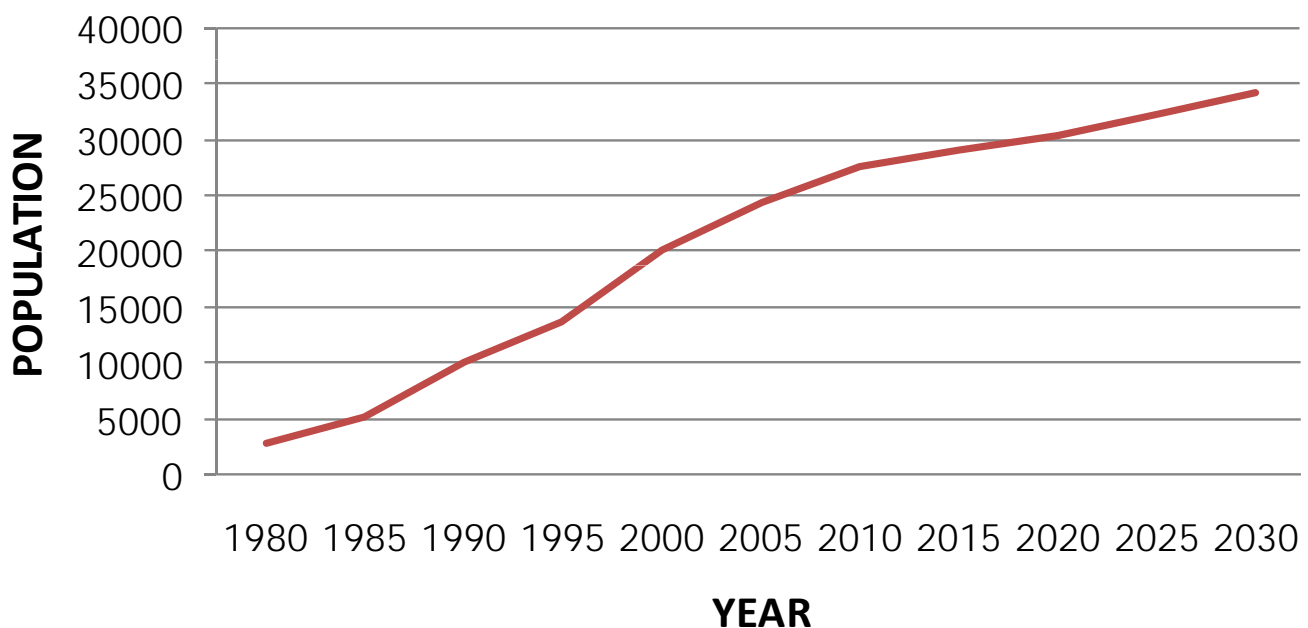
* Population provided by US Census / Maricopa Association of Governments (MAG)

** The projected 2007 population is based on calculations using the difference in remaining vacant developable residential lots in Fountain Hills from 2006 and the corresponding average population densities. For example, there were 140 single family residential lots developed in 2007 which was multiplied by the General Plan density for single family dwelling units (2.5) to get the projected increase in population of 350 for single family development. For multi-family housing, 32 units were developed in 2007. The developed units (32) was multiplied by the General Plan density for multi-family dwelling units (1.98) to determine the increase in population of 63 from 2006. Fountain Hill's population increased by 413 people, which was added to 2006's projected population (24,794) to get a projected population for 2007 of 25,207.

*** Population projected using Maricopa County growth rate percentages.

**** Provided by Fountain Hills Planning & Zoning Department.

Fountain Hills Population Trends



development trends

town-wide
residential



Condominium



Multi-Family



Single Family Home



Single Family Development

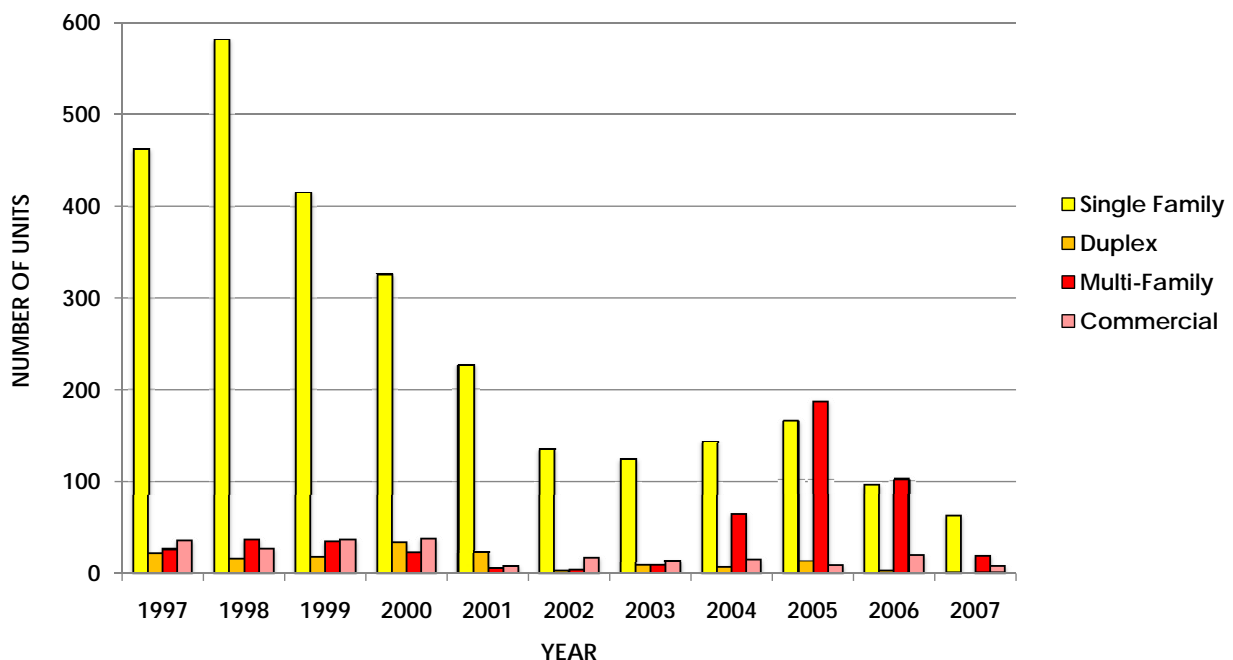


town-wide building permit data

The Town of Fountain Hills has been largely developed (53%) for residential use. The Town's development activity peaked in 1998 and has recently leveled off. In recent years, Fountain Hills has seen a change in development trends from mostly single family development to an increasing number of multi-family complexes. Valuation has also decreased due to an increase in remodeling rather than new build.

Variety and quality in housing are important to all residents and prospective home buyers. To ensure a high quality lifestyle for Fountain Hills residents, the Town enforces standards for grading, hillside preservation, and low water use landscaping. All proposed development must meet these standards before receiving approval from the Town.

TOWN-WIDE BUILDING PERMITS ISSUED

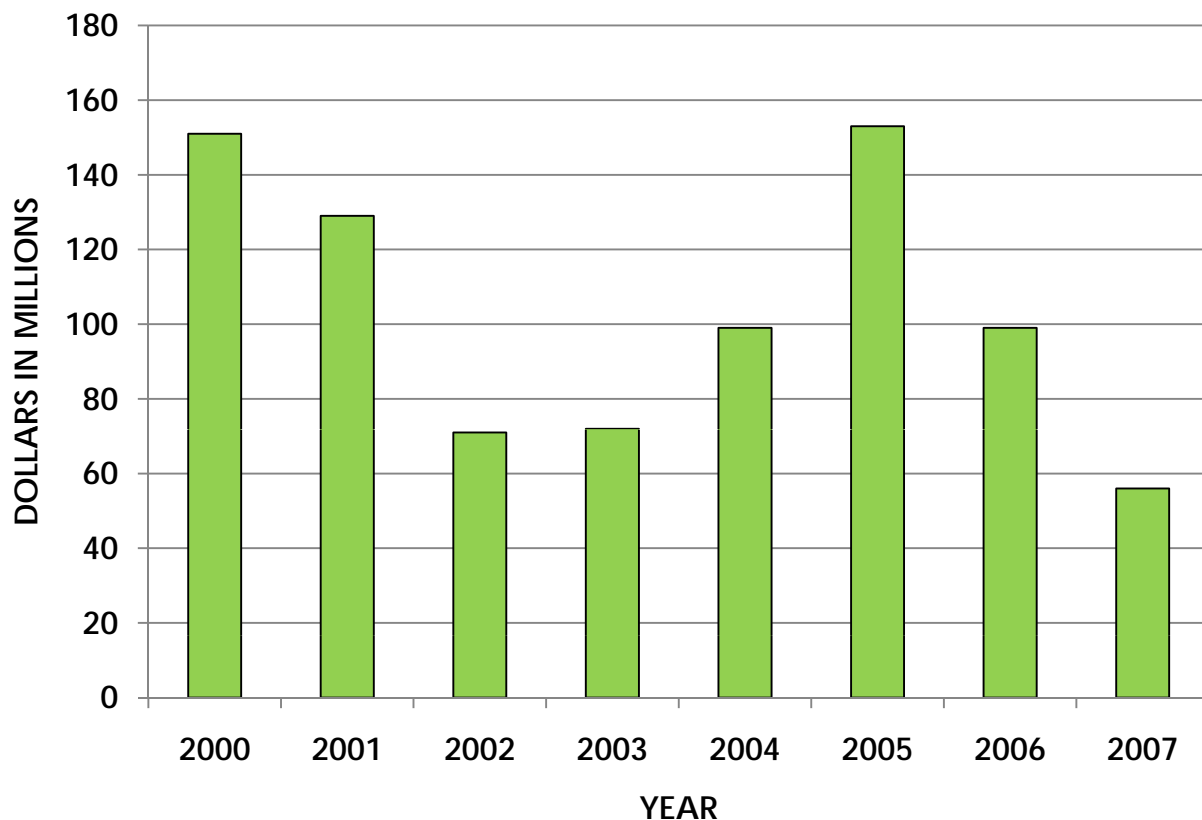


YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial
		Bldg.	Total Units	Bldg.	Total Units		
1997	462	22	44	26	664	1170	35
1998	582	16	32	36	170	784	26
1999	415	18	36	34	229	680	36
2000	326	33	66	23	97	489	37
2001	227	23	46	6	28	301	8
2002	135	3	6	4	33	174	16
2003	124	10	20	10	28	172	14
2004	143	7	14	64	154	311	14
2005	165	13	26	187	287	478	9
2006	95	3	6	102	137	238	19
2007	63	0	0	18	18	81	7
11 Year Total	2737	148	296	510	1845	4878	221
11 Year Average	248.8	13.5	26.9	46.4	167.7	443.5	20.1

VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

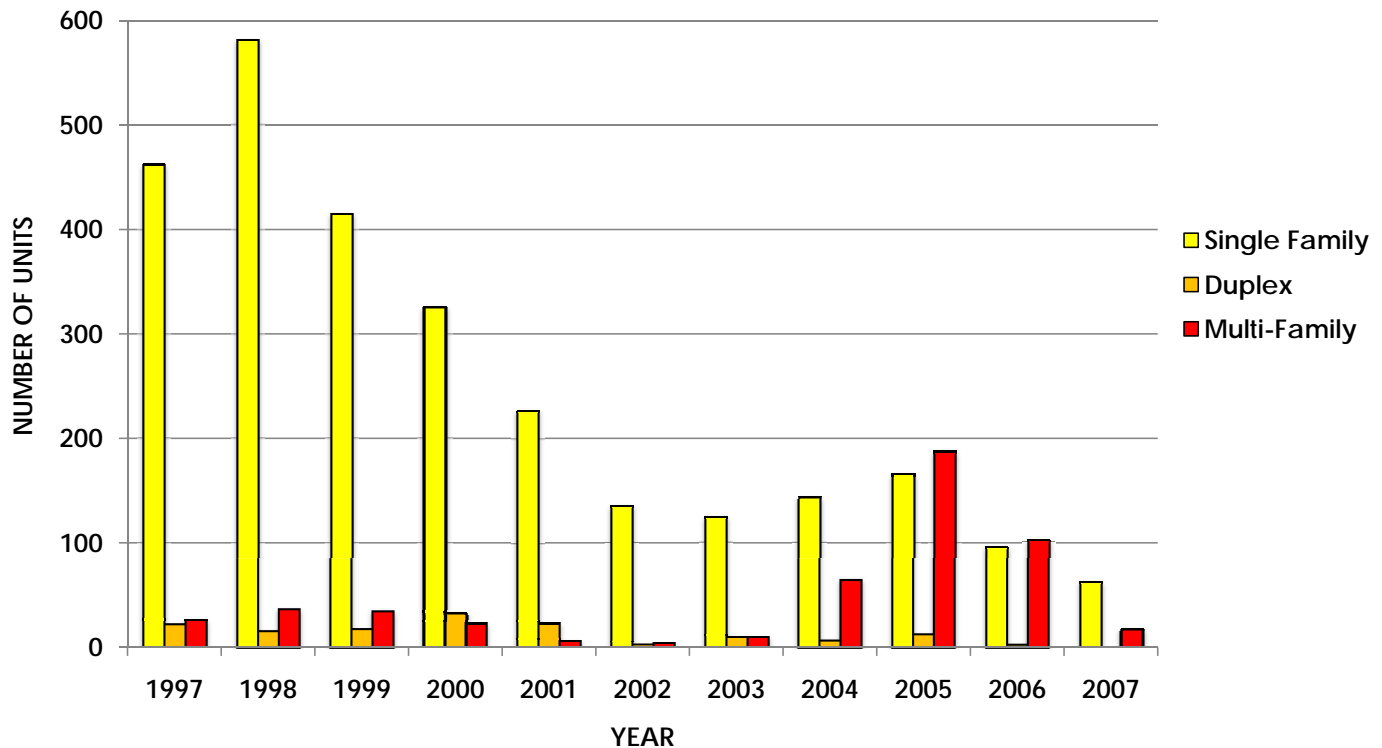
MONTH	2000	2001	2002	2003	2004	2005	2006	2007
JANUARY	9,657,285	10,095,841	12,674,799	8,278,411	5,378,932	12,492,184	10,401,780	5,883,110
FEBRUARY	11,963,705	6,919,626	6,758,009	4,534,589	6,283,480	11,022,986	10,065,618	2,569,560
MARCH	9,055,695	7,342,961	5,516,213	3,550,616	7,988,927	18,234,408	13,141,125	5,694,068
APRIL	28,856,897	5,392,190	5,227,955	4,628,701	10,248,734	11,931,534	23,876,322	7,460,052
MAY	15,059,907	11,429,116	4,344,882	6,397,382	6,781,176	13,144,445	6,162,823	4,902,679
JUNE	18,271,252	6,693,401	6,843,339	5,063,000	7,413,744	11,507,145	4,862,164	4,367,961
JULY	13,741,446	9,970,909	3,591,554	4,009,686	8,982,012	11,204,070	6,311,607	8,132,955
AUGUST	11,781,658	15,442,009	7,103,632	5,265,222	6,592,195	10,586,050	6,056,935	3,681,728
SEPTEMBER	10,570,321	12,803,262	4,225,922	12,936,361	7,752,132	10,896,860	5,986,758	2,607,239
OCTOBER	5,202,319	16,857,948	7,203,429	2,945,035	16,604,943	13,952,586	4,944,620	3,802,607
NOVEMBER	9,633,469	22,029,078	5,343,893	7,076,501	10,054,384	14,095,976	3,477,748	5,622,816
DECEMBER	6,882,365	3,654,428	2,455,109	7,558,665	5,081,586	13,566,781	3,643,007	1,593,988
TOTAL	150,676,319	128,630,769	71,288,736	72,244,169	99,162,245	152,635,025	98,930,507	56,318,763

TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



residential building permit data

RESIDENTIAL BUILDING PERMITS ISSUED



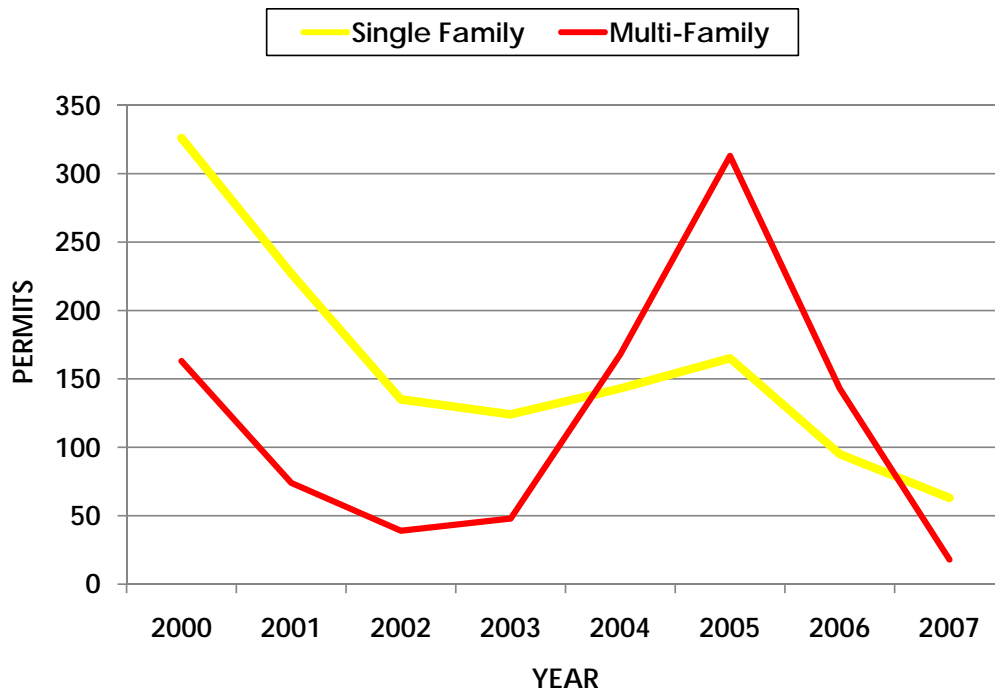
YEAR	SINGLE FAMILY	MULTI-FAMILY*	TOTAL UNITS**
1997	462	48	1170
1998	582	53	784
1999	415	52	680
2000	326	56	489
2001	227	29	301
2002	135	7	174
2003	124	20	172
2004	143	71	311
2005	165	200	478
2006	95	105	200
2007	63	18	81

* Includes duplexes, townhomes, and apartments.

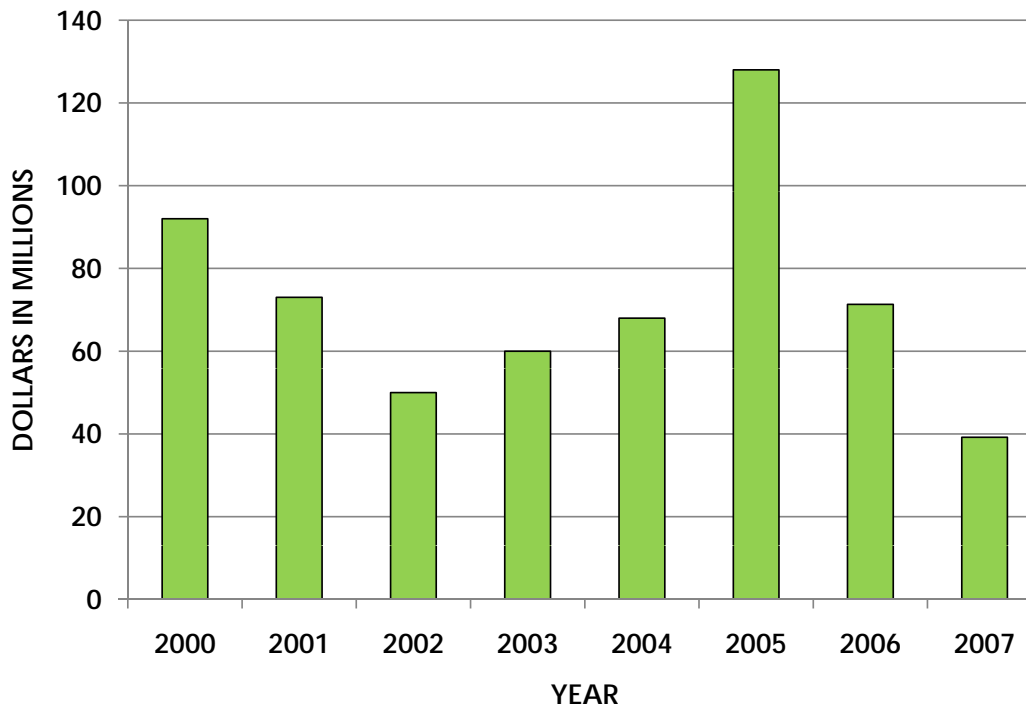
** The total number of units does not equal single family and multi-family building permits issued. (Multi-family building permits are issued for each building, not each unit.)



DWELLING UNITS APPROVED FOR CONSTRUCTION



RESIDENTIAL PERMITS ISSUED VALUATION IN DOLLARS

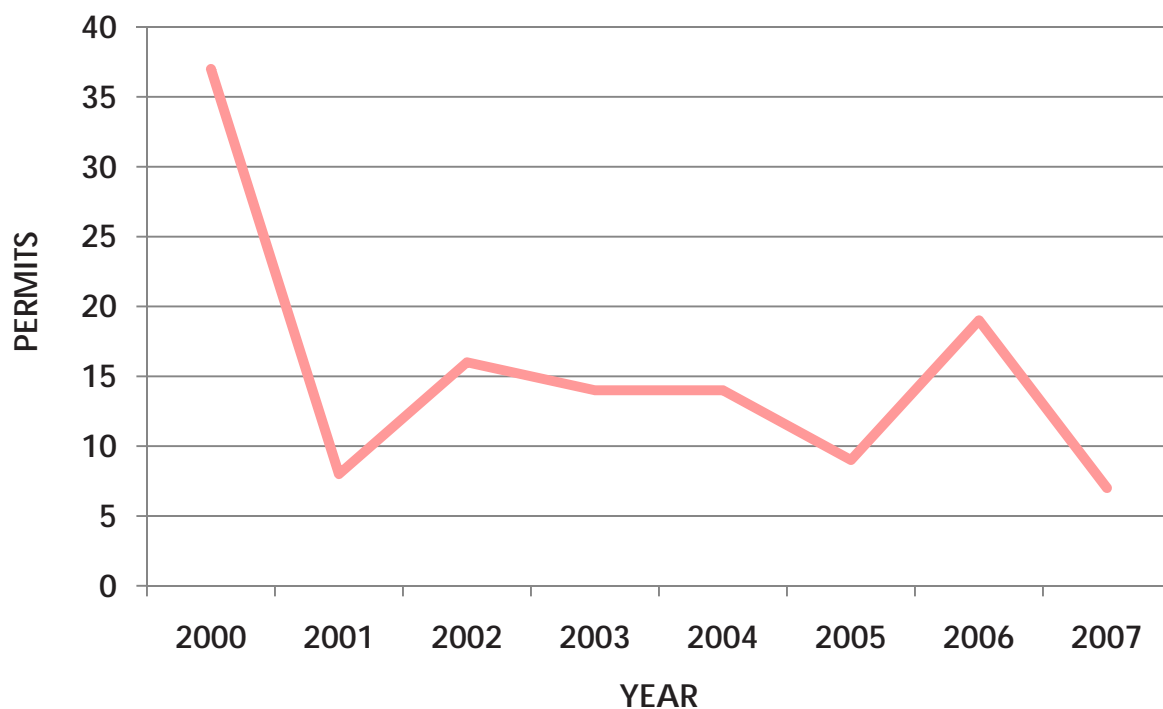


commercial building permit data



Commercial Construction

COMMERCIAL BUILDING PERMITS ISSUED

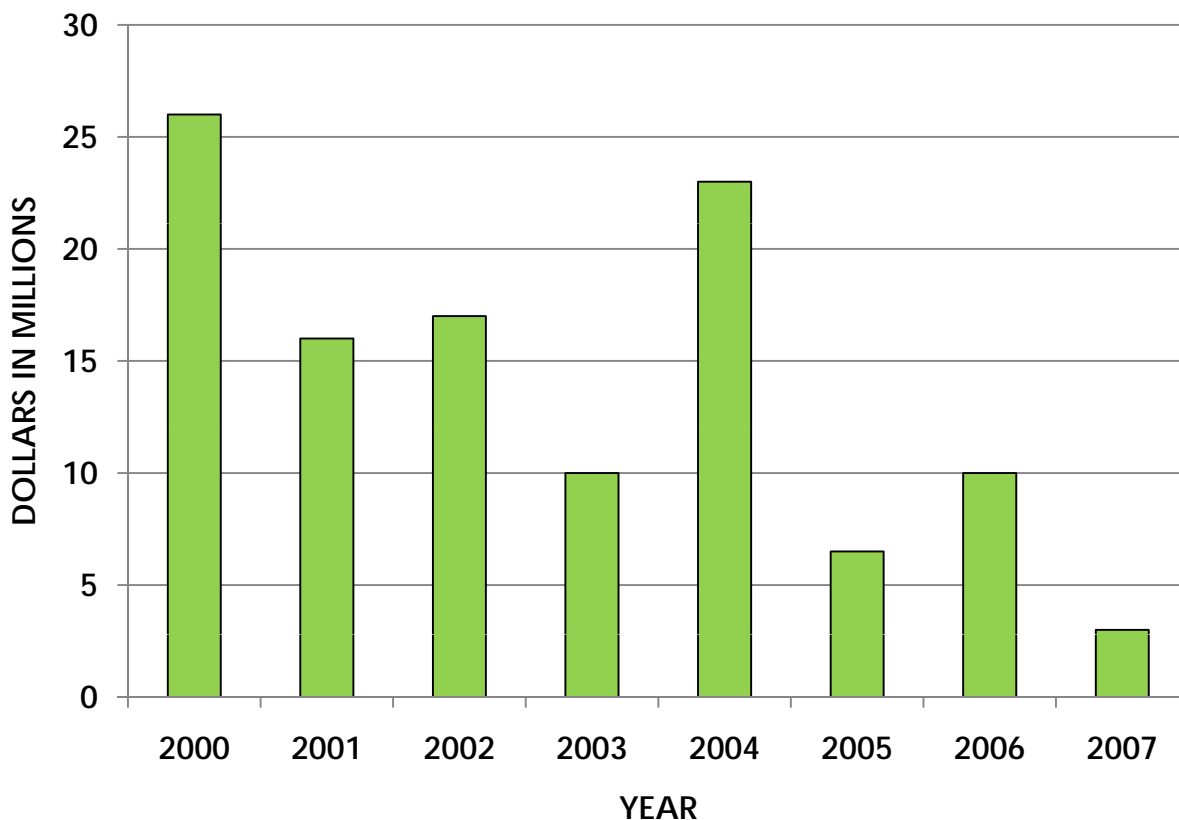


COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation (\$)
2000	37	25,869,000
2001	8	15,625,000
2002	16	16,698,000
2003	14	9,554,000
2004	14	23,021,000
2005	9	6,561,000
2006	19	10,245,000
2007	7	2,532,000

*2000-2004 Valuation includes commercial building permits as well as tenant improvements.

COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



*2000-2004 Valuation includes commercial building permits as well as tenant improvements.



existing businesses

Contractors/Construction
Lodging
Restaurants
Retailers
Service
Wholesalers
Shopping Centers



Shopping
Center



Commercial Building



www.maricopa.gov/assessor/

Aerial Photo of Downtown



contractors/construction (193)

AAA Backflow Testing & Repair
 Ahlgren Construction
 ALLCHO Enterprises
 Allen-West
 American Craftsmen Homes
 American Home Repair
 American Legacy Homes
 Aqua Pro
 As You Like It Construction
 Australian Amer. Workforce
 B&B Excavating StraightLine Utilities
 Bachman, R. H., Homes
 Bakosh, J. J., Construction
 Bercel Builders, Inc./JMJM
 Beringer's Creative Innovations
 Bia-Star Construction
 Bison Homes Construction
 Bittersweet
 Bobcat Wizards, Inc.
 BO Custom Homes
 Brady Custom Homes
 Brady Enterprises
 Bravo Homes
 Brookshire Builders
 Building Cents
 C P Painting & Maintenance
 Canyon Oasis Pools & Spas
 Carlson Construction
 Carpentry Connection
 Carume Contracting
 Casa Blanca Construction
 Casa Companies

CH Remodeling
 Cherry Creek Construction
 Cholla Restoration
 Ciotta, Joe, Plumbing
 C-N-M Homes
 Colony Builders & Development
 Comfortek
 Commercial Shotcrete
 Covered Parking Rental
 Curtis Renovations
 Custom Archi-structures
 D & E Excavating
 D&B Concrete
 D.A.C.
 Dakkar Development
 David Michael Development
 Deapen Finish Carpentry
 Deerefield Homes Ltd.
 DelGreco Painting Company
 Desert Illuminations
 Desert Peak Luxury Homes
 Double 'D' Construction
 Dreams-Home & Land
 Dreamstone Industries
 DRH Electric
 E&A Painting
 Elco Enterprises
 Renaissance Dreams Unique
 Creations
 Fast Relief Plumbing, Sewer & Drain
 Finishing Touch by Design
 FireRock

First Habitat Group
 Flanigan Lifts & Elevator Services
 Fontaine Construction
 Fountain Hills Air Conditioning & Heating
 Fountain Hills Decorators
 Fountain Hills Landscaping
 Fountain Hills Plumbing
 Fountain Hills Wood Whims
 Fountain Vista Properties
 Freedom Architectural Builders
 Greager Custom Homes
 Griffin Homes
 Groh's Decorating
 Gross Electric Company
 Guenther Builders
 Hagan Construction
 Hallcraft Construction
 Hawkeye Masonry
 Hayward Builders
 Hollanti Custom Homes
 Home Tech
 Hotwire Electric
 Huds Custom Design Floors
 Humphreys, Carl B.
 Incline Development & Investments
 Insignia Luxury Homes
 Integrity Development & Construction
 IXL Electric
 J B Stucco
 Jury, Ralph, Drywall
 Kadar, Wayne
 Kaminski, David



Single Family Construction



Multi-Family Construction





Single Family Construction



Commercial Construction

Kasnoff Investments
 KIK Homes
 Kirk's Masonry
 Klassy Homes
 Kukkola Facility Services
 La Costa Construction
 Lan-Con
 Life Rebuilders
 Lifestyle Interior Contractors
 LJ Homes
 LoPresti Bros. Construction Co.
 Lorenzo Electric
 Luker Plumbing
 Lyfe Style Tile
 Marbecc Enterprises
 Mariposa Propane
 McDowell Mountain Builders
 Mertz Construction
 MIGW
 Mike's Drywall Service
 Mohave Waterproofing
 Monks, R. E., Construction Company
 Montana Landscaping Company
 Murphy, K., Tile
 Nichols & Sons Landscaping
 P. S. Masonry
 Pacific Development, Const.
 SW Shutter Designs
 Pittsenbarger Construction

Preferred Building Systems
 Presto Construction
 Progressive Floor Coverings
 Pump, Valve & Control Service
 R&R Grading & Disposal
 R. C. and Daughters
 Rambo and Son
 Ramy's Grading
 Red Mountain Plumbing
 Regency Development
 Ricky G's
 Rippy Construction
 Roadrunner Custom Remodeling
 Roc Solid Development
 S. R. Flooring
 Sage Landscape Contractors
 Saguaro Homes
 Sandella Custom Builders
 SCS Homes
 Seaman Construction
 Shadow Canyon Homes
 Shea Hills Developments
 Signature Golf Company
 Simon Roofing
 Sir Fix A Lot
 Southern State Electric
 Specs Southwest
 State Electrical Contractors
 Steadfast Construction

Stockton Custom Tile Co.
 Straub, Tom - Carpentry
 Summit Masonry & Construction
 Sun Services Air Cond., Htg. & Refrigeration
 Sun Valley Mechanical
 Sunscapes Landscaping
 Sunset Pools & Spas
 T&T Construction
 TAK Development
 The Crestview Two
 Titan Communication
 Tom's Custom Wrought Iron
 Town & Country Landscaping
 Travis & Sons Plumbing
 Trinity Power & Electric
 Tuccino Brothers Plastering
 Valley Custom Homes
 VC Builders
 Viterbo Construction
 WEB/White Eagle Builders
 Westar Design & Development
 Western Maintenance and Supply
 Wet Edge Painting by Jason & Jarrod
 Wolf Bros. Construction
 Woodrel Luxury Homes
 Yoder Built Inc. Custom Builders
 Zalman, Ivo Construction
 Zeidas Electric

lodging/hotels/bed & breakfasts



Holiday Inn and Suites
12800 N Saguaro Blvd
130 guest rooms



Comfort Inn
17105 E. Shea Blvd
48 guest rooms



CopperWynd Resort and Spa
13225 Eagle Ridge Drive
32 guest rooms



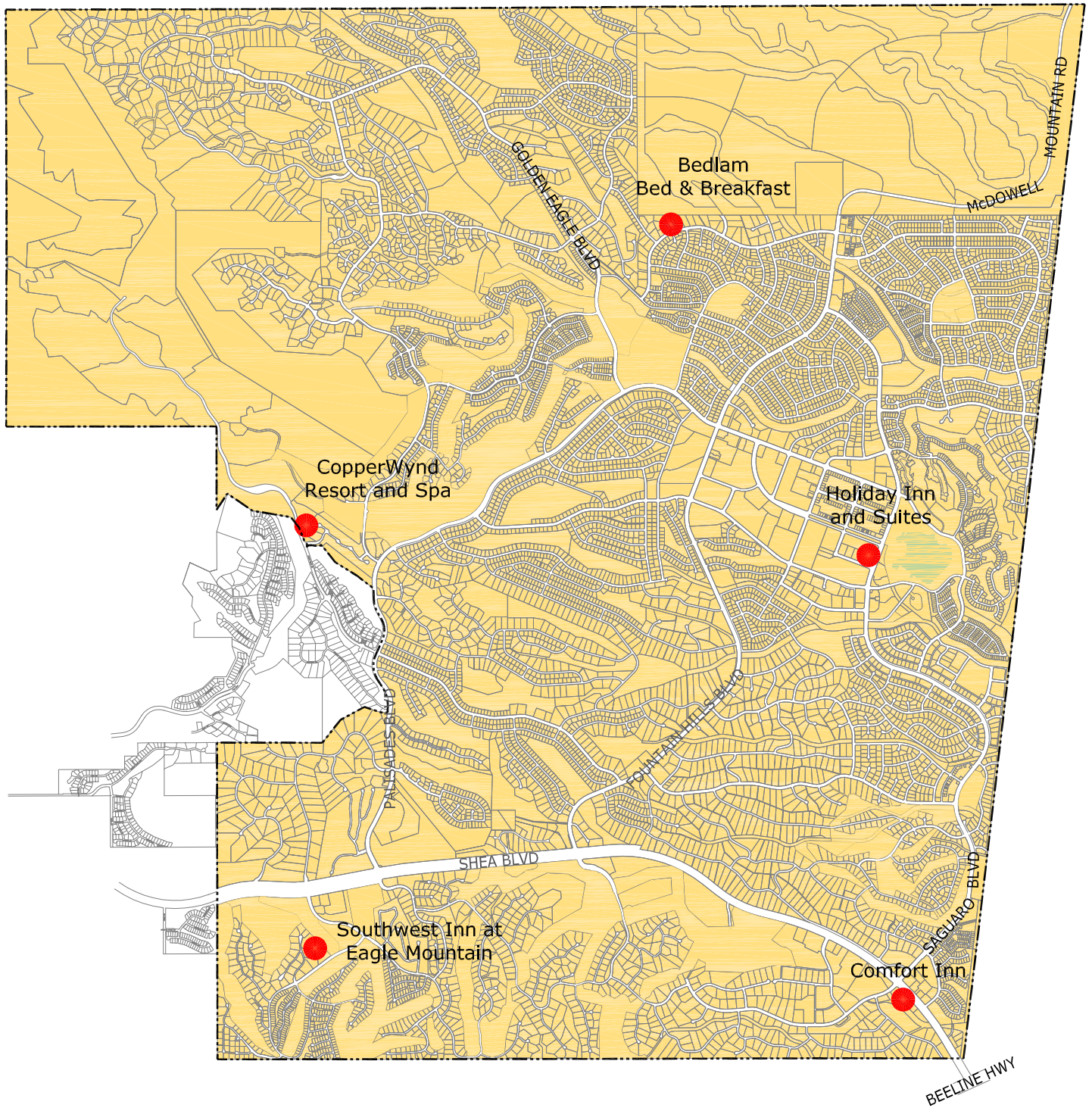
Southwest Inn at Eagle Mountain
9800 N Summer Hill Rd.
42 guest rooms

Additional accommodations include:

Bedlam Bed & Breakfast
15253 N Skylark Circle
4 guest rooms



Lodging/Hotels/Bed & Breakfast Location Map



restaurants (55)

A Sage Idea, Personal Chef Service
Alamo Saloon
Appian Way Restaurant
Arby's
Bruno's Sports Bar and Grille
Burger King
Cattle Co. Grill
Charmian Dining Room
Chen's Garden Chinese Restaurant
D J's Bagel Cafe, Inc.
Denny's
Desert Kettle
Euro Pizza Café, Inc.
Ha Ha China
KFC/A & W
La Piazza, Inc.
Mama's Italian Kitchen
McDonald's

Octagon Café
Overtime Sports Grille
Palace Grill
Parkview Tap House
Pei Wei Asian Diner
Phil's Filling Station Restaurant
Phil's Place
Ping's Café
Pisa Pizza
Pita House
Pizza Hut
Que Bueno
Quizno's Subs
Redendo's
Rosati's Pizza
Sakura Inn
Scottsdale Java Co.
Senor Taco Authentic Fresh

Mex
Sierra Southwest Kitchen
Silver Stein
Starbucks Coffee x 3
Streets of New York
Subway x 2
Sweet Town
Taco Bell
Terra Nostra Italian Café
The Golf Club at Eagle Mtn.
The Steakhouse At Desert Canyon
Two Step Saloon
Veronica's Casa Del Dolce
VU Salon/ VU Café
Water's Edge Restaurant
Wendy's
Zocal Cocina Y Cantina



Passport Coffee and Tea



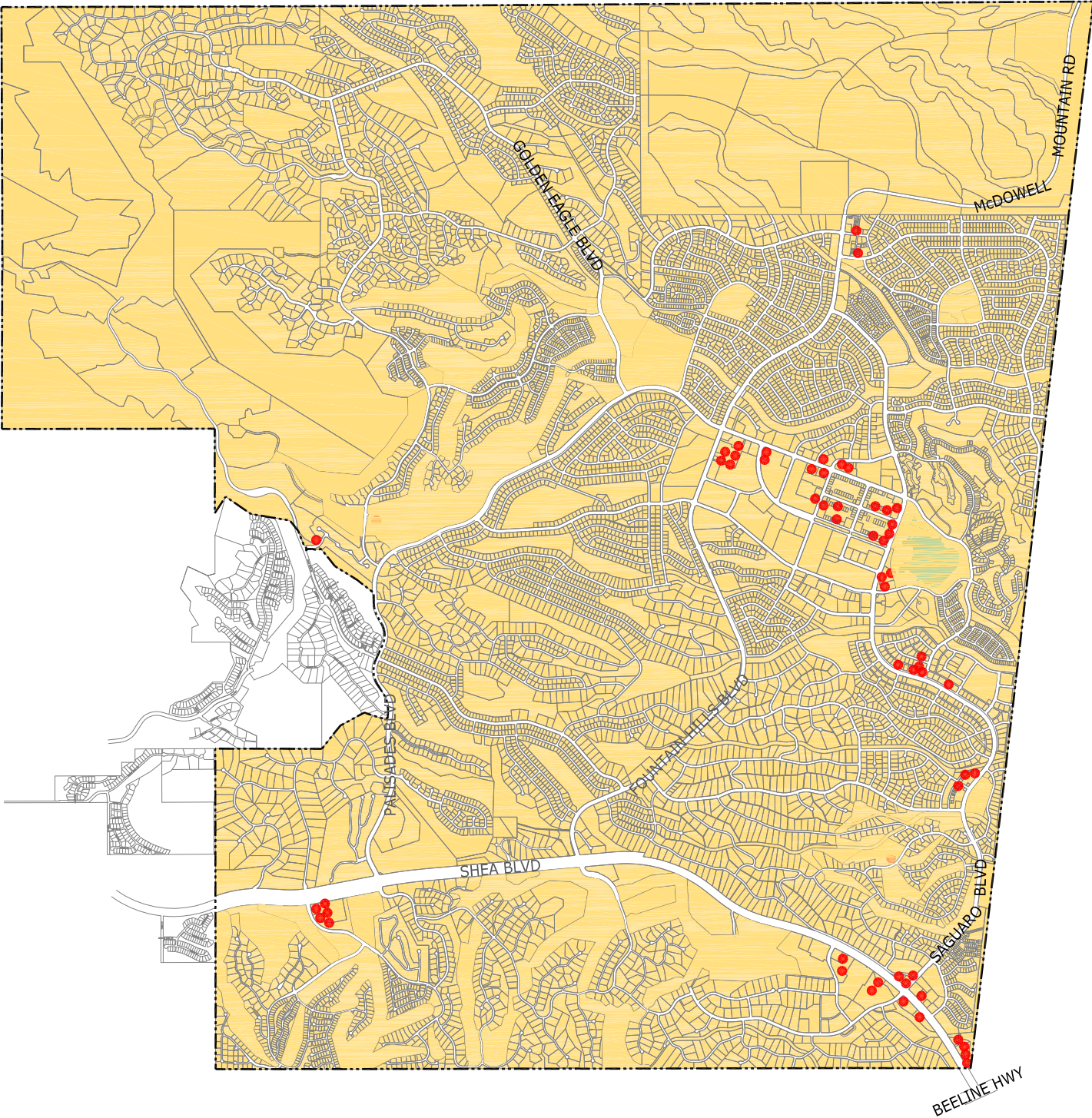
DJ's Bagel Cafe



Euro Pizza Cafe



Restaurant Location Map



retailers (256)



Target at Four Peaks Plaza

28 Points
 Abbot Hearing Center
 Adagio Beauty Supply, Inc.
 Added Touch, The
 Adobe Wine & Liquors, Inc.
 Ad-Soft, Inc.
 Agile Manufacturing Technologies, Inc.
 Ajayes Engraving & Monograms
 All Trades In One
 AOG, Aviatrade of Germany
 Arbanas, Bill
 Arenell Auto Sales
 Arizona Arms Authority
 Arrow Publications
 ASL-Andreas Schwab
 Auto-Mobile Detective
 Avon by Amy
 AZ Style
 AzBizWare
 Backyard Terrain Park
 Barbara's Resale
 Bashas'
 Basket Creations by Lisa
 Beall's Outlet Store
 Bedmart, Inc.
 Big O Tires
 Blockbuster Video
 Blooms Trade Company
 Blue Cactus Views
 Blue Rhino Waste Equipment Company
 Booth, Karen
 Boulanger, Eileen J.
 BRM Offroad

Bronwyn
 Budget Truck Rental
 Builders Choice Water Conditioning
 Burling's Ton of Trains
 C&M Enterprises
 Cabinet World
 Campbell, Joan Mary
 Candle Bouquets by MPB
 Caricatures and Books by Don & Christine Gilboe
 Casavino Custom Winery
 CG Bike, Inc.
 Checker Auto Parts
 Cheese & Dairy Products, LTD
 Cheryl's Distinctive Accessories
 Children of the Artist
 Christensen Computer Co., Inc.
 Cigarette Depot Plus
 Cigars 'N' Such
 Circle K
 Clamp Pad Solutions
 Claudia
 Collage By Design
 Colors Design
 Consultant for Party Lite Gifts, Inc.
 Cooke Motors
 Coretti, Patricia A.
 Covers For Sun and Shade
 Cozzzy Bird, Inc.
 Crazy Coyote Gifts & Cards
 Custom Mirror and Furniture, Inc.
 CVS
 Data Doctors Computer Services
 Dave's Wheels
 DBA Postnet
 Dehner, Debra K.

Desert Dog Hummer Adventures
 Desert Flower Quilts
 Desert Vista Fiber Arts
 Discount Tire Co., Inc.
 Discover Mobility
 Dollar Tree Stores, Inc.
 Duffey, Joe Estate Consignment & Fine Jewelry
 EDM Network, Inc.
 Ellison, Rebecca
 Elrod Enterprises
 Elsbrock-Manicki, Lynn
 Ener-G-Polari-T Products, Inc.
 Eyes on Fountain Hills, P.C.
 Famous Footwear
 Fenestra Window & Door, Inc.
 Fiji Time
 Fine New Star
 FlexAble Systems, Inc.
 Flooring Creations, Inc.
 Floral Designs of Fountain Hills
 Flower & Gift Shoppe
 Fountain Fashions
 Fountain Hills Cardsmart
 Fountain Hills Door & Supply
 Fountain Hills Express
 Fountain Hills Pro Photo
 Fountain Hills RV
 Fountain Hills Shoe Repair and Plus
 Fountain Hills Water & Ice
 Fountain Hills Wireless & Satellite, Inc.
 Four Paws General Store, Inc.
 Four Peaks
 Four Sons Food Store
 Francis & Sons Car Wash
 Fry's Food and Drug Store
 German Star, Inc.
 GG Homesite
 Goodwill
 Gramato Enterprises
 Grapeables Fine Wines, Inc.
 Grecian Beauty Salon
 Greenbush Health
 Gridleys of Fountain Hills
 Hadaway, Carlos, Western Art
 Hair Color Specialist & Art Studio
 Hair Conspiracy
 Hang Ups
 Hank & Co. Fine Jewelers
 Harver Group
 Hess, Barbara A.
 Hi Health Supermart Corporation
 Hogeboom, Natalie - Mary Kay
 Honi-Du Rental & Services
 Inner Sanctuary of Healing, Inc.
 Instant Imprints AZ
 Integrity Motors



Interior Motives
 International Cartridge & Recycling
 Enterprise
 J. Crystal Baxter DMD
 J & L Designs
 Jabote Hair Dreams
 Jade Boutique
 Jaki of All Trades
 Jamie's Consignment Company
 Jiffy Lube
 John & Ann's Tailor Shop
 Joy Collins Books
 K Group Medical
 Kelley's Automotive Repair
 Kenneth Jabote Hair & Skin Co
 Keyless Remotes
 Kim's Heartlines
 L&M Horsecworks
 La Loba Creations
 La Scala Creamery
 LaGare
 Lenci Studios, Inc.
 Leslie's Swimming Pool Supplies
 Linda Heintz Piano Studio
 LoriLee, Inc.
 Luxury 4 Less Auto Sales
 Lynn's Corner
 Maccioli Medical Technolligies, Inc.
 Magnum Power Products
 Manus Cura
 McGillivray, Janet, Yoga Instructor
 Mel's Vacuum Repair & Sales
 Merle Norman Cosmetics
 Mexitrade
 Michel's Wood Working
 Midwest Flooring, Inc.
 Millennial Hearing
 MLP Sales
 Mobile West
 Mods for Rods, Inc.
 Mountain View Coffee Company
 Mystical Cowgirl Mall
 Natural Scene, The
 Nature's Finest Natural Foods
 Nature's Oils
 Northwest Arms Company
 Nova Records
 Oasis Imports
 Ooh La La Salon Too & Boutique
 Paleface Creations
 Pal's Inn Pet Resort
 Paper Desert
 Pat on the Back
 Pat's Automotive Specialists
 Paul's Ace Hardware
 Perfect Tile, Inc. of Fountain Hills
 Petco

Peterson Industries TTP
 Phoenix Conexon
 Phoenix Home Theater, Inc.
 Photo Art By Linda
 Photo-Op
 Phountain of Health
 Pier 1 Imports
 Pisarik, Michael E.
 Pretty Penny Productions
 Prickly Pear Books
 Professional Power Protection, Inc.
 Progressive Floor Coverings
 Pura Vida Skin, Body, & Soul
 Purdy, Blanche Jane
 Put A Handle On Your Candle/
 Love Your Pet, Etc.
 Quality Nozzle of Arizona
 R & R Tire & Auto, Inc.
 Radio Shack
 Randy Polk Designs
 Ready Mark Distributor - Alfred
 Montalbano
 Red Rock Auto Service, Inc.
 Redbox Automated Retail
 Renaissance Dreams Unique Cre-
 ations
 RentCheapAz.com
 Rods by Dutch
 Ross Dress For Less
 RTW, Incorporated
 Safeshield Glass Co.
 Safeway, Inc.
 Sally Beauty Supply
 Sami Fine Jewelry
 Seese Group
 Sellz's
 Set Enterprises, Inc.
 Shear Point Hairdesign
 Simply Southwest Apparel
 Sleep America

Southtique Mercantile
 Special Request
 Steve's Storage Solutions
 Stuck, Maria
 Style With A Twist
 Styles For Less
 Suburban Sole
 Sugar Shack
 Sunset Gallery
 Supercuts
 Take 5 Entertainment & News Guide
 Target Stores, T-1432
 Technical Equipment Sales, Inc.
 Tel-Data Communications, Inc.
 The Portrait Peddler
 The Power of 2 Cycle
 The Scrappers Recipe
 The UPS Store
 Tic Tac Sew
 To Your Health, Inc.
 Tony's Automotive
 Tradeshow Source
 Trocki
 Two Soles, Inc.
 Up in Smoke Cigarette
 Vaccaro Motorsports
 Valley View Trees
 Valley Wide Blinds & Shutters, Inc.
 Verde Valley Nursery
 Vital Signs Manufacturing
 Walgreens
 Warm & Fuzzy Place
 Western Cast Parts
 Window Elegance by Alexis
 Wine on Wheels Custom Winery
 Yates Gallery
 Zebra Golf Mats
 Zona Art Designs
 Zusia's Doggie Daycare & Salonspa



Safeway at Palisades Plaza

service (680)

20/20 Image Eye Centers
 4 Peaks Engineering Services, Inc.
 52 Publishing
 AAD Designs
 Absolute Therapy
 Academy of Professional Instruction
 Accurate Mortgage Centers, Inc.
 Adriana's Hair Salon
 AdsValue
 Affordable Home Management
 Affordable Locksmith
 Agape Swimming Pool Svc.
 Alabaster Box
 All Paint & Repair
 All Pro Towing Service
 Alles, Mark dba Kodiak Trucking
 Allstate Insurance
 Alpha Lifestyle Center of Arizona
 Alta Vista Inspection Services
 Alternative Risk Administrators
 Alure of Arizona
 Always Home House Sitting Service
 AM Messenger Service
 AMACA Enterprises, Inc.
 Amdahl, Connie L.
 American Family Insurance
 American Fireplace
 American Institute of Interior Design
 America's Finest Towing
 Ameriprise Financial
 Amin, Kamal, Architect
 Analytiks Clinical Research Services
 Anchor Business Consulting
 Andrighetti Design Associates, Inc.
 Angel Presence Healing Therapies
 Angel Security
 Angelini & Angelini Law Offices
 Anh's European Nails and Spa
 Ann's Hair Studio
 Anthony's Home Watch
 Antiquities
 Anytime Fitness
 Anytime, Anywhere Transportation
 A-Pearance Pressure Washing & Cleaning
 Aquatics Unlimited Swim School
 Architectural Concepts, Inc.
 Architectural Design Elements, Inc.
 Arizona Falls Pool Service
 Arizona Guardians
 Arizona Home Watch
 Arizona Images Window Cleaning
 Arizona Land & Property



Palisades Plaza

Arizona Trails Services	Blackerby Associates, Inc.
Armor On Glass Tinting & Svc.	Blair, Elke
Around the Clock Home Watch	Blue Diamond Cleaning
Artesian Pool Service and Repair	Blue Sky Sanitation
Artisan Appraisal and Inspection	Bobbi Belko - Medical Consultant
Artistic Glass Co.	Body Indulgence
Artists 4 You, Inc.	Bodyworks Center for Perfect Health
At The Fountain Sherry's Skin Solutions	Bookkeeping & Beyond
Athletic Nation	Bosley Financial, Inc.
Atlas International Detective Agency	Bounce House Playland
Audio-Video Dynamics, Inc.	Bourdos Wardrobe Consulting
Auntie M's Home Pet Care	Boyer, Jacqueline
Auto Protection	BPS Integrated Medical
AVWEST, Inc.	Breathe Easy Dedicated Services
AZ Landscape & Maint. Services	Brese Designs
AZ Nice Acupuncture	Brewster Pedigrees
Azzari Chiropractic Life Center	Brinton Brothers Marketing
B & B Contracting & Consulting	Britton, Dan Designs
B Line Transportation	Broker 360
Bachman Auto Glass	Brokers Alliance Inc.
Backup Detailing	Brother's Home Services
Baker Engineering	Brown, Renetta
Baker, Carol J.	Budget Mortgage Capital
Bank of America	By Your Side (Personal Concierge Svc)
Barber, The - Barber Shop	CA Enterprises
Bare Essentials Permanent Makeup	Cactus Day Camp
Bear Mountain Mortgage, Inc.	Callahan, Tina - Massage Therapist
Becher, Robyn	Callison Appliance & Air Conditioning
Beishir Landscaping	Capirchio, Craig C. Ltd.
Believer's Valley Realty	Cardinal Home Care
Belt & Pearson, PLC	Caribbean Blue Pools
Benchmark Strategic Services	Carpenter On Call
Beyond Coaching	CBH Communications
Bitterolf, Terri L.	Champions Fitness Club, Inc.
Bjorkman, Lore A.	Champions of Rock
	Chemdyne, Inc.
	Cheryl's Landscaping Services
	Chester's Shoe Service



Chicago Title Insurance Company	Dacey, Michael, Consulting	Dunn, Theresa
Cielo Skin Care & Body Center	Davison, Vanessa Master Muralist	Dwyer, Franne
Cindy and Danny's Nails Spa	Daybreak Travel, Inc.	E Image Agency
CK Appraisal Services	Dazzle Pools	East Valley Naturopaths
Clareity Consulting of Minnesota	Dazzlin' Details	East West Home Loan Corporation
CLASS (Comfortable Living All Senior Services)	Decker, Harold K.	Edward Jones
Classic Touch Carpet Upholstery & Grout Cleaning	Décor'r Interior Design, LTD.	Eghbal, Kris
Clean Counts Janitorial, Inc.	Deluxe Nails & Spa	Eldridge, Barbara J.
Cleaner Carpet, A	DENEb, INC.	Electrolysis By Cynthia
Clear and Bright Pool Cleaning	Derma Glow	Elevate Consulting Company
Clear Sight and Sound, Inc.	Desert Community Medical Assoc.	Elite Carpet Care/ECC
CMU Computing	Desert Dirtbusters	E-Loan, Inc.
Cohen, Edward D., Consulting Svc.	Desert Forest Nutritionals	Eloquence Interior Design
Comfort Keepers	Desert Hills Carpet Cleaning	Encore Dealer Services USA, Inc.
Commercial Vending Corp.	Desert Media	Endymion Design
Common Cents Management	Desert Paradise Assisted Living Home	Energy Oasis
Community Bank of Arizona	Designs by Doreen	Enhanced to Sell
Comstock Records, LTD	Detail Doctors	Enterprise Rent-A-Car
Conklin, Sandra L.	Details Hair Salon	EPIC Quest
Connect! With Yoga	Devitt, Mary, Massage	Equity 1 Lenders Group Inc.
Connections	Diamond Eyes Window Cleaning	Piano Tuning and Repair
Connick, Stan J. & Associates	Dill, Charlene	ESS, Inc.
Contract Planning Services	Di's Go Divas Hair Salon	Esslinger Enterprises
Cooking 4-U Personal Chef Service	Discount Air Care	Esthetique Medispa
Copymart	Discover Massage	European Touch Interiors
Cost Cutters	DJ Home Care	Evans Capital Corporation
Cotone, Cris	DJS Mechanical	Extant Training Group
Coup & Associates, Inc.	DMD Consulting Services	E-Zine Marketing
Cox Digital Store	Dobson, Erin - Massage	Ez-Laundry
CR Engineers, Inc.	Dog Day Designs	F & E Computer Services
Creative Child Care	Doggie Style	F.H Music Works
Creta, Rina A., E.A.	Dohrmann Architects, Inc.	Falcon Place
Cruizee's	Don Spencer	Fallon Communications
Crystal Clean Pool Service & Repair	Dostal, Stana	Fantastic Sams
CSI Printing	Down Easy	Farmers Insurance
Curves of Fountain Hills	Dragon Dynamics	Farwest Mortgage
Cut Above of Fountain Hills	DRAWCO	Faux For You
D C Pools of Fountain Hills	DRG Express	Feelz Like Home Interior Redesign
D. J. Excavating	Drought's Desert Services	Fergin & Associates
	& Drought's Sealing Service	Ferraro Landscaping
	Dulak Organization	Ferri, Marisa



Fountain Hills Plaza



Fountain Hills Plaza



Eagle Mountain Marketplace



Kelley's Automotive Repair

Finishing Touch Body Shop, Inc.
 Fire Rock Community Association, Inc.
 Fitness 2 You
 Flaming Arrow Services, D.J.
 Focal Point Interiors
 Fountain Do's Beauty Salon
 Fountain Hair Works
 Fountain Hills Accounting & Tax
 Fountain Hills Assisted Living
 Fountain Hills Brokerage, Inc.
 Fountain Hills Computer Services
 Fountain Hills Cross Connection
 Fountain Hills Delivery Service, Inc.
 Fountain Hills Dental Care
 Fountain Hills Family Dentistry
 Fountain Hills Family Practice
 Fountain Hills Foot and Ankle Center
 Fountain Hills Insurance Agency
 Fountain Hills Locksmith
 Fountain Hills Manor
 Fountain Hills Massage
 Fountain Hills Medical Clinic, P.C.
 Fountain Hills Mini Storage
 Fountain Hills Mobile Auto Service
 Fountain Hills Montessori School
 Fountain Hills Moving & Storage
 Fountain Hills Nails
 Fountain Hills Pediatrics and Internal Medicine
 Fountain Hills Reprographics
 Fountain Hills Veterinary Hospital
 Fountain Hills Window Cleaning
 Fountain of Health, Chiropractic & Acupuncture
 Fountain of Youth Skin Care
 Fountain Professional Group, Inc.
 Fountain View Dental
 Fountain View Manor Assisted Living Home
 Fountainview Assisted Living, Inc.
 Four Peaks Environmental & Engineering
 Four Peaks Landscape Architecture
 Freedom Choice Homecare

Friendship Pet Hospital
 Fun 2B Fit of Fountain Hills
 Fun2BFit & Bodies in Balance
 Funke, Julie CHT
 FYI Consulting
 Gabardy, Richard - Consultant
 Gabardy, Sandra - Massage Therapist
 Gail Gilbreath-Lifecoach
 Gail Psychic
 Gallant & Son
 Garrett, Kathleen, Insurance Agency, Inc.
 Genuine Pilates
 Gibbs, Donald D., Ltd.
 Gieger Financial Services
 Global Telephony Solutions
 Globally Yours Travel
 Go Gourmet
 Goar Investigations
 Gobi International Investigations, Inc.
 Golden Phoenix Enterprises
 Golden Valley Maintenance
 Golf-MKT
 Gray Bear Properties
 Great Escapes Travel
 Great Southwest Mortgage
 Greulich's Automotive
 H & R Block Enterprises, Inc.
 Hacienda Lending, Inc.
 Hair by Rose
 Hair Hut dba Gerome's Hair Fashions
 Hair Razor, II
 Handmacher, Barbara
 Handyman To The Rescue
 Hanna, Mark
 Hanson, Denny & Gail, Painting & Design
 Happy Soles
 Harmonious Environment
 Healthy Solutions
 Heavenly George Assisted Living

Help Me Rhonda! Mobile Services
 Helping Hands Housekeeping
 Henson Partners, Inc.
 Here We Grow Learning Center
 Hersey, John, International, PLLC
 Hockmuth, Joe M. A.
 Holbrook Alliance
 Hollywood's Body & Paint
 Home and Lawn Service
 Home Maintenance Unlimited
 Home Repair Doctor, The
 Home Services of Fountain Hills, Inc.
 Hook Up Guy, The
 Horizon Pool Care
 House Huggers
 HTPO, Inc.
 Hutchison, Allan G., CPA, PC
 "I Do" Wedding Consulting
 I Spy Home Services
 Image Source Creative Services
 Image Weavers
 Imoments
 In One Advertising & Design
 Incline Designs
 Independent Shaklee Distributor
 Inside View Specialty Inspections
 Interior Space Design Group, Inc.
 International Management Systems Corporation
 Jazy's Alterations
 Jazzercise, Inc.
 JB Property Service
 JCL Environmental Services
 JC's Pride & Integrity Works
 Jekel, Howard & Thomsom, LLP
 Jenny Mini Storage
 Jensen, Linda, Piano/Vocal Studio & Kindermusik
 Jet Carpet Cleaning
 Jiffy Lube
 JM Credit Cleaners
 Jo-Ly Enterprises, LLC
 Jones, Edward Investments
 Jorge's Hauling



Joystream Health LLC
 JPMorgan Chase Bank
 Jurgens, William M., CPA
 K & V Marketing
 K-Andrew Photography
 Karpel, David, Inc.
 Keep'n It Blue
 Kelley, Ken - Teleprompting
 Kelly's Dance Academy
 Kenworthy Custom Metal, Inc.
 Kenworthy, Mary
 Kid Sports
 Kida Architecture, PLLC
 Kingdom Kidz Preschool & Daycare
 Kleski, Stan, Architect
 Kline, Bonnie, Advertising
 KMS Properties, Inc.
 Koukouves, George C.M.T.
 Krawczyk, Paul W.
 Krigman Financial Group
 Kuchan, Dan, CPA, PC
 Kuhns Communications
 Kwik as a Wink Plumbing
 La Casa Assisted Living Home
 Larkin Enterprises
 Latshaw & Associates
 Law Office of Andrew P. Lahser, PLC
 LDC Insurance Services, Inc.
 Leaders Publishing Group
 Learn and Succeed II
 Legacy Asset Management, Inc.
 Liberty Tire and Auto Center
 Life Guys, Inc.
 Linkous Group, Ltd.
 Lishner CAD Design
 LiveGreen For Me
 Living Fountain Health Ministry
 Living Well Design Studio
 Liz Enterprises LTD
 Loan N Go
 Loan29.com
 Loving Family Dental

Lowell Peters Business Advisor
 LTC insurance
 M C L Cleaning Service, Inc.
 Madonia, Lisa M., PT, MS, MPT, FAAPM
 Maid 4 Solutions
 Maid In The Shade
 Mailloux Consulting Services, Inc.
 Majestic Coatings & Wallcovering
 Mandeville, Bonita, DC
 Manila Folder, The/Planitguide
 Mariana's Salon
 Mark of Elegance Car Service
 Marketing Brokerage
 Mark's Pool Service
 Marti Wolfe Permanent Makeup Studio
 MAS Financial, Inc.
 Massage Therapy by Raymond
 Maxaner, Robert
 Maxwell Preschool Academy
 Mayo Clinic Family Medicine
 McCumber, Daniel G.
 McDonald, Lloyd, Electronics Repair
 McGee, Richard B. CPA
 McGinn, Thomas A. & Associates
 McMahan & Company
 Mechanical Systems Resource, LLC
 Melendez International
 Mergen's
 Meridian Bank, N.A.
 Messinger Fountain Hills Mortuary
 Mikes Automotive Service and Repair
 Mirror Image Automotive Detailing
 Monahan, Bill, Tax Service
 Montgomery Engineering & Management
 Mountainside Assisted Living Home
 Movin On!
 Mr. & Mrs. P's Pet Grooming
 Mr. Bill's Barber Shop

Mr. Maid
 Murphy's Cutting Edge
 My Personal Secretary, Inc./Pegasus Dreams
 Myers, Francis, Inc.
 Myers, Susan C., Hynotherapist
 Mystical Rose Ventures, LLC
 Nails by Brenda
 National City Mortgage
 Nationwide Insurance Agency
 Natl. Performing Artist & Speakers Network, Inc.
 Natural Science for Health and Wellness, Inc.
 Naturally Organized
 Neo Gen Computer Services
 Newer Nails
 Next Level Business Works
 Ni Ju Kun Karate
 Noble Racing
 Norco Systems Inc.
 Norma's
 North Coast Home Loans & North Coast Realty
 Nourse Neon
 O'Briens
 Ocean's Fun Fitness
 Off Melrose
 OHair International
 Omni Creative
 Onciu, Moses, David & Goliath Int'l. Ministries
 One Hour Martinizing
 Onsite Pool Services
 Onyx Express
 Open Systems Publishing
 P C Production
 P.M. Enterprise
 Paisley's Home Repair
 Palisades Family Chiropractic
 Palisades Veterinary Hospital
 Palo Verde Pool Cleaning
 Papa, Mary
 Pape, William M.
 Paperjet.Net
 Papermoon Properties
 Paris Day Spa
 Park Avenue Hair Company
 Parkview Car Wash
 Parkview Dentistry
 Partners for Strategic Action, Inc.
 Party-Tenders
 Patel, Veena
 Peaceful Kneads Massage Therapy
 Peaks Athletic Club
 Peer, Christopher, CPA P.C.
 Petra Publishing
 Piano by Sharon



Plaza Fountainside
 Existing Businesses



Palisades Plaza

Pickering Law Office PLLC
Pinnacle Pilates
Planet Beach Fountain Hills
Plaza Waterfront Dental
Polese Pest Control
Pony Express
Pool Star Enterprise
Porter, John A. D.M.D.
Positive EFX
Power Software & Consulting, Inc.
Powers, Lorraine
PR/Media Works
Practice for Energetic Therapy
Precision Aquatics, Inc.
Precision Pyrotechnics, Inc.
Premier Pest Management, Inc.
Prestige Accounting
Priceless Companions Pet Care
Priority 1 Air Rescue Operations
Professional Home Services
Project Accounting Services
ProStrategic
Prosystems Personal Training & Wellness
Pro-Tint Systems
Publishers Pipeline.com
Pycha Enterprises
Quality Home C.P.R.
Quotemedia, Inc.
R & R Nails
R.J.R. Surveys, Inc.
Rafaela's Custom Décor
Rajkovski, Bozidar - Architect & Planner
Ramos, Celia
Rand-Curtis Resources Ltd.
Rauter, Kevin A., D.D.S., P.C.
RD Design Services

Reactive Audio
Recapture Consulting, Inc.
Red Rock Family Chiropractic
Red Rock Lock Locksmith Service
Reiki Center of Fountain Hills
Reliable Rose House Cleaning
Repairman Ron
Riclin Landscape
Ridanti LTD
Road Runner Desert Adventures
Rodriguez, Jay
Rogers, Nelson, Design
Rosen's Rides
Rose's Royal Touch
Rural/Metro Corp. (Fire & EMS)
S.E.T. Enterprises
S.K. Management Systems
Safekeeping Home Services
Saguaro Blossom Mortgage
Saguaro Car Wash
Salon Mitee & Beauty To Go
Sam The Bug Man!
Sarah Fox, LMT
Savvy Solutions Consulting
Schlum, Denise, Respite Care
Schultz Chiropractic Clinic, P.C.
Schwinden, Victoria L.
Science Center of Inquiry, The
Scoopers of Scottsdale
Scottsdale Ext. Inc.
Security Title Agency, Inc.
Selby, Robert, Furniture Claims Service
Severson Painting, Inc.
Shear Indulgence
Siegle, Richard, Museum Consulting Services
Signature Limousines
Simonson and Associates, Inc.

Site Knowledge, Inc.
SJM Exterminating
Skoko, Vlado Wally
Smalle, Jeffrey, CPA, PLLC
Smart Bodies Lifestyles & Fitness
Smith Family Chiropractic
Snap Fitness
Sonora Rose Landscape Services
Sonoran Desert Property Management
Sonoran Integrative Therapy Services
Sonoran Jazz Project
Sonoran Properties GMAC Real Estate
Soothing Touch Massage
Southwest Diagnostic Imaging, Ltd
Southwest Home Services, Inc.
Southwest Land Consulting, P.C.
Southwest Spindle Service Co., Inc.
Southwest Window Cleaning
Spa Luxuries To You-Mobile Spa Services
Specialized Aviation Services
Spooner Physical Therapy, P.C.
Springer Fitness
Stansell, Debra
Stark, J. M., Services, Inc.
Starlight Room & Bounce House
State Farm Insurance, Jon E. Klesner
Stephen Perry Smith Architects, Inc.
Stoneridge Capital
Studio 96
SunRidge Canyon Golf Club
Sunset Cleaners
Super 1-Hour Cleaners & Tailoring
Sweet Designs
Sydnor Tennis
Symmetry Bearing Solutions
Synergistic Detector Designs
SynerSys Consulting
T.E.A.M. Habilitation & Respite
Tamaccio Salon Spa
Tawakalna, Ghazi S.
Team Construction Consulting
TechPlus
Telesis Inc.
Terra Health Concepts
The Barber Shop On Saguaro
The Cleanest Clean You've Ever Seen
The Hertz Corporation
The Holper Law Group PLLC
The Power Station
The UPS Store
Thomas, Maggie, Landscape Consulting
Thunderbird Artists, Inc.
Toasts and Roasts
Touche'
Tower Investigations
Trash & Demo Enterprises
Tree of Life Naturopathic



Trude Signs
T's Home Services, Inc.
Ugly Bulldogs
U-Image Consulting/U-Mind Your Body
Ultimate Lifestyles
UnderWaves Dive Service
Unified Financial Services
United Excavation Services
USA Productions
V & G Enterprises
Valley Therapy Team Centre
Van Berkel, Tamera MC, LPC
Vandervort, Barbara
Van's Storage
Vehicle Tattooing
Verde Handyman Service
Vet On Wheels, PLLC
Violetta's Hair Studio

VMEBUS International Trade Assn. (VITA)
Voight, William G.
Wagon Wheel Health/The Soul Center
Wait, Charles E., D.D.S., P.C.
Walker Studios
Wallace, Jon L.
Washington Mutual Bank
Water Treatment Operators, Inc.
We Upholster DBA Wanda Eiff
Wells Fargo Bank
Wendi Kremen Pet Sitting
Westbrook Upholstery
Weststar Windows and Doors
White, Donald L. C.S.I., C.C.S., L.T.D.
Whole Health Chiropractic, PC
Wieder, Violet
Wildwood Design Studio
Windowman Window Cleaning

Wyns
Wizard of Waste
Wolfram European Stained Glass
Woman of Christ Cleaning Service
World of Nails
WRB Consulting
Wright, Jennifer Lenz, Interiors
WSI Internet Consulting
www.lovezlive.biz
Yon, Chester A., P.C.
You Need Nails and Facial
Zeigler's Roof Repair & Maintenance
Zenfiretech
Zickl, David, Production Coordinator

wholesalers ⁽²¹⁾

Add-A-Motor, Inc.
Beeline Supply Company
Chocofin Chocolatier
Data Alliance
Elite Electrical Supply, Inc.
Four Peaks Apparel
Gem City Brokerage
Heritage Cross Apparel
Immunodiagnostic Systems, Inc.
K. D. Spring, Inc.
Kirsch Enterprises
Latour
Locke Enterprises
MentorLife
Modern Dog, The
Seams Sewn by Sue
Seasonal Bouquets
Spray Tech Equipment Co., Inc.
Tournaments & Pro Collections
Unique in Style
Western Food Systems/Arctic Pearls



Laser Drive Industrial Complex

shopping centers (1,742,401 total square feet)

1. Crossroads Center (19,452 sf) Along the Beeline Highway on Shea Blvd
2. Downtown (446,674 sf) Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Drive, and Avenue of the Fountains
3. Eagle Mountain Marketplace (82,712 sf) On Shea Blvd at the southwest edge of Fountain Hills (Anchored by Fry's)
4. Enterprise / Colony District (448,927 sf) Along Saguaro Blvd, Colony Drive, and Enterprise Drive between Rand and Colony Drives
5. Firerock Business Center (36,082 sf) On the north side of Shea east of Saguaro Blvd
6. Fountain Hills Plaza (130,036 sf) Located at Palisades Blvd and La Montana Drive (Anchored by Bashas)
7. Four Peaks Plaza (276,738 sf) Located on Shea Blvd just west of Saguaro Blvd (Anchored by Target)
8. La Montana & Palisades Plaza (23,618 sf) Located at the southeast corner of La Montana & Palisades Blvd
9. Northside Business District (35,701 sf) Along the east side of Fountain Hills Blvd at the north edge of town
10. Palisades Plaza (112,745 sf) Located at Fountain Hills and Palisades Blvds (Anchored by Safeway)
11. Plat 202 (29,071 sf) Located along Saguaro Blvd between Kingtree Blvd and Malta Dr
12. Plaza Fountainside (39,294 sf) On the southwest side of Fountain Park
13. Red Mountain Plaza (48,253 sf) Corner of Palisades Blvd and Avenue of the Fountains
14. Circle K Center (13,098 sf) Located at the northeast corner of Saguaro and Shea Blvds

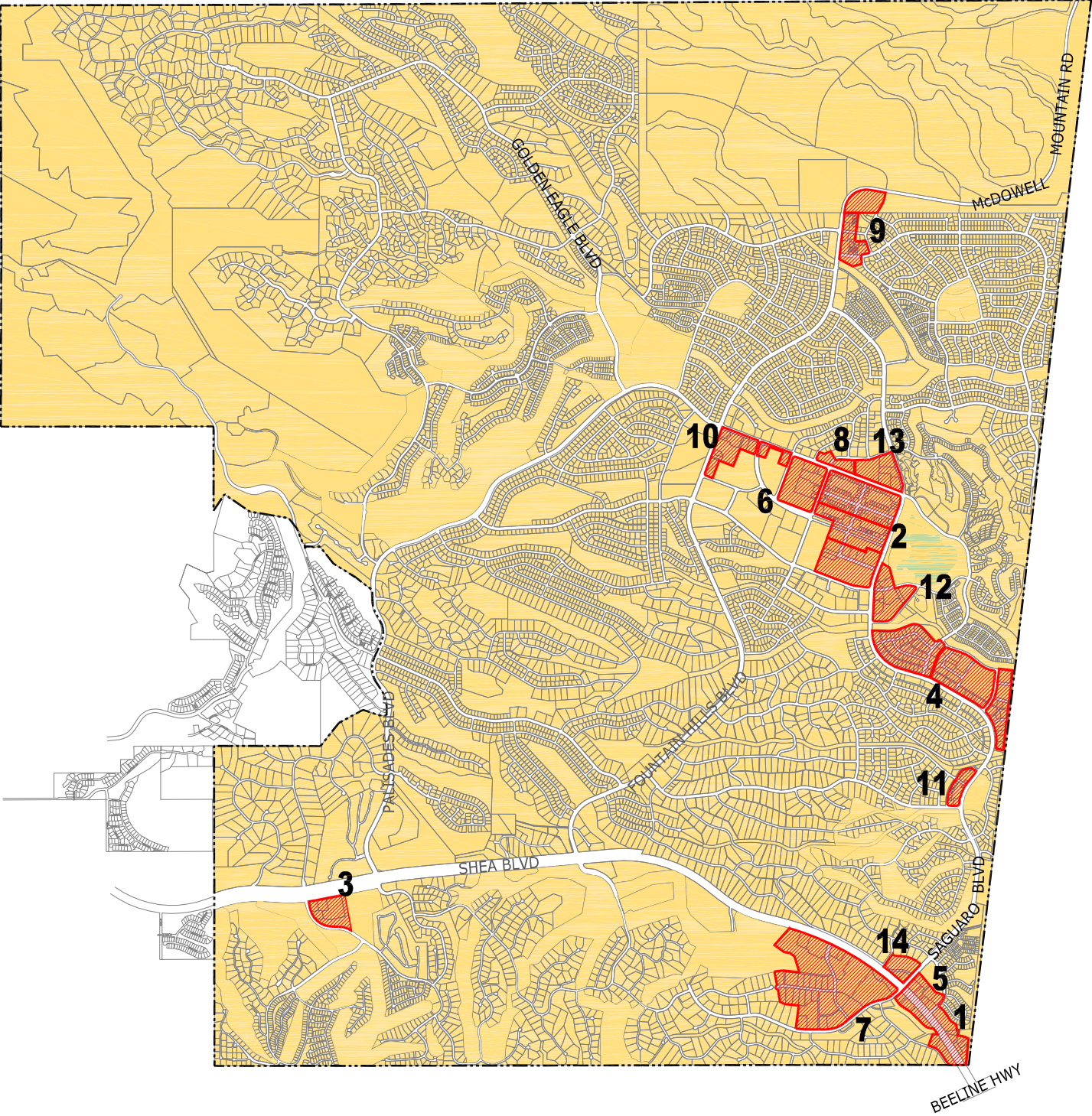


Plaza Fountainside



Four Peaks Plaza

Shopping Center Location Map





government & public facilities

Municipal Buildings &
Services
Schools
Parks
Capital Improvements



The Fountain at Fountain Park, St. Patricks Day



Avenue of the Fountains



Golden Eagle Park



Ave. of the Fountains Improvements



Town Entry Monument (Shea & Palisades Blvds)

municipal & utility services

The Town of Fountain Hills offers a wide range of services and facilities to Town residents. It provides fire protection, emergency medical services, law enforcement, library, community center, public information, economic development, building inspection, code enforcement, planning, parks, recreational classes and many other governmental services.

The Fountain Hills Municipal Complex consists of the Town Hall, Library, and Community Center. The new Town Hall includes the Town government as well as the Maricopa County Sheriff's office and the Town Court. The Community Center provides space for valley-wide corporate meetings, local civic programming, art and educational classes, black tie events and wedding receptions, as well as additional meeting rooms and facilities available to the community.

Community Center
13001 N. La Montana Drive
480-816-5200

Electricity
Salt River Project
1521 N. Project Drive, Tempe
602-236-8888

Fire Department
Emergency 911
Fire Station No. 1
16246 E. Palisades Blvd
480-837-9820
Fire Station No. 2
16821 E. Saguaro Blvd
480-837-0804

Law Enforcement
Emergency 911
Maricopa County Sheriff's Office
16705 E. Ave. of the Fountains
480-837-2047

Library
12901 N. La Montana Drive
480-837-9793

Post Office
16605 E. Avenue of the Fountains
1-800-275-8777

Fountain Hills Sanitary District
16941 E. Pepperwood Circle
480-837-9444

Southwest Gas
2200 N. Central Avenue, Phoenix
602-861-1999

Telephone & Cable
Qwest Communications
1-800-244-1111
Cox Communications
623-594-1000

Town Hall
16705 E. Ave. of the Fountains
480-816-5100

Water
Chaparral City Water Company
12021 N. Panorama Dr.
480-837-3411



Town Hall



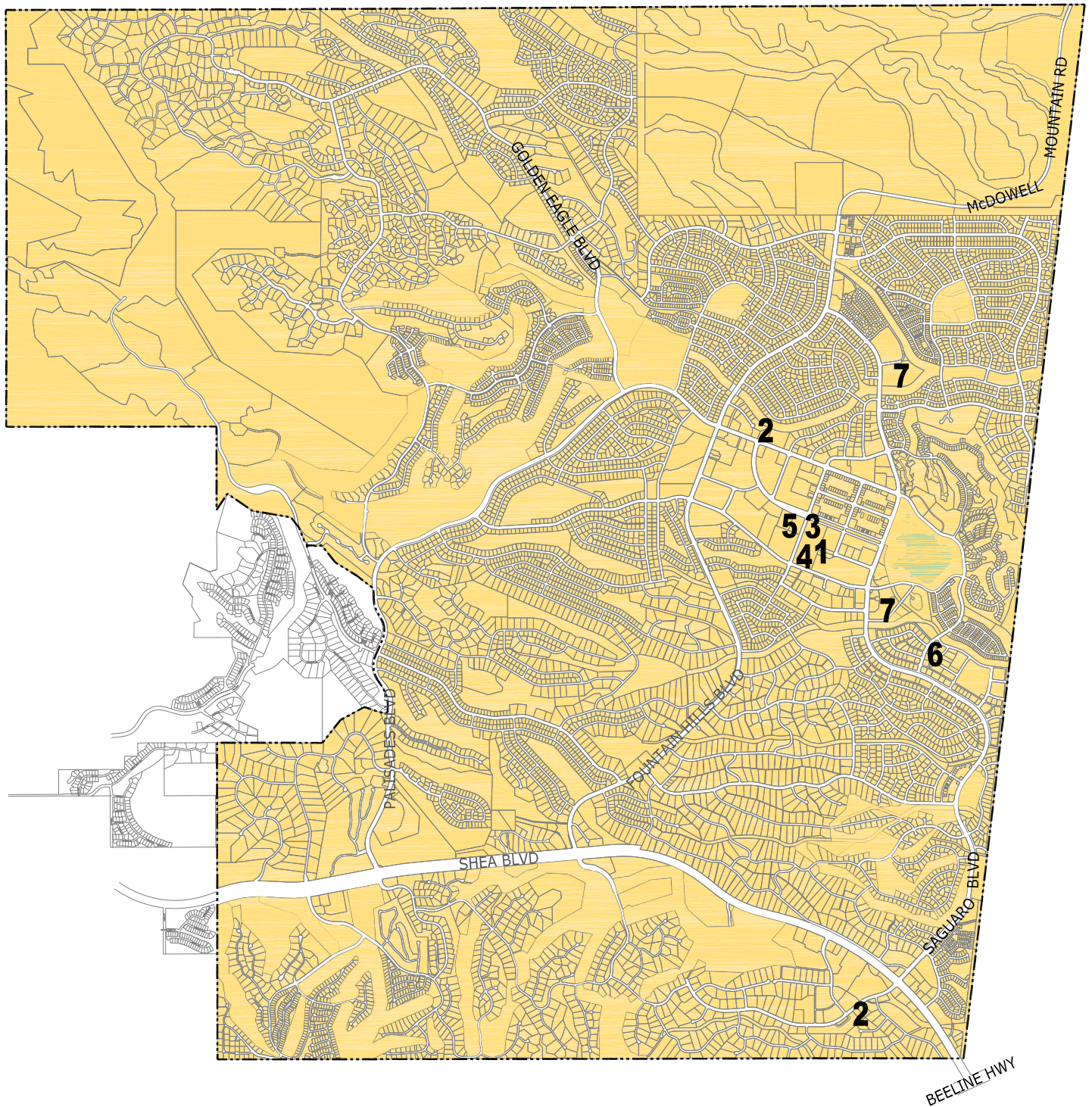
Fire Station



Town Fire Truck



Municipal and Utility Service Location Map



- 1 Community Center
- 2 Fire Department
- 3 Town Hall
Sheriff's Office

- 4 Library
- 5 Post Office
- 6 Chaparral City Water Co.
- 7 Sanitary District

fountain hills schools

The Fountain Hills Unified School District has earned a reputation for excellent academic programs, noteworthy student achievement, and high levels of parent and community involvement. Over the past several years the district has earned respect throughout the state as a small, friendly, high achieving district with well-trained and motivated staff (<http://www.fhusd.org>). All schools have been awarded the status of excelling.

Public Schools

1. Fountain Hills High School
2. Fountain Hills Middle School
3. Four Peaks Elementary School
4. McDowell Mountain Elementary School

Address

16100 E. Palisades Blvd
6100 E. Palisades Blvd
17300 E. Calaveras Ave
14825 N. Fayette Drive

Preschools

5. Creative Child Care Preschool
6. Here We Grow Learning Center
7. Maxwell Preschool Academy
8. Promiseland Christian Preschool

Address

17150 E. Amhurst Drive
16901 E. Palisades Blvd
15249 N. Fountain Hills Blvd
15202 N. Fountain Hills Blvd

Charter School

9. Fountain Hills Charter School

Address

16811 E. El Pueblo Blvd

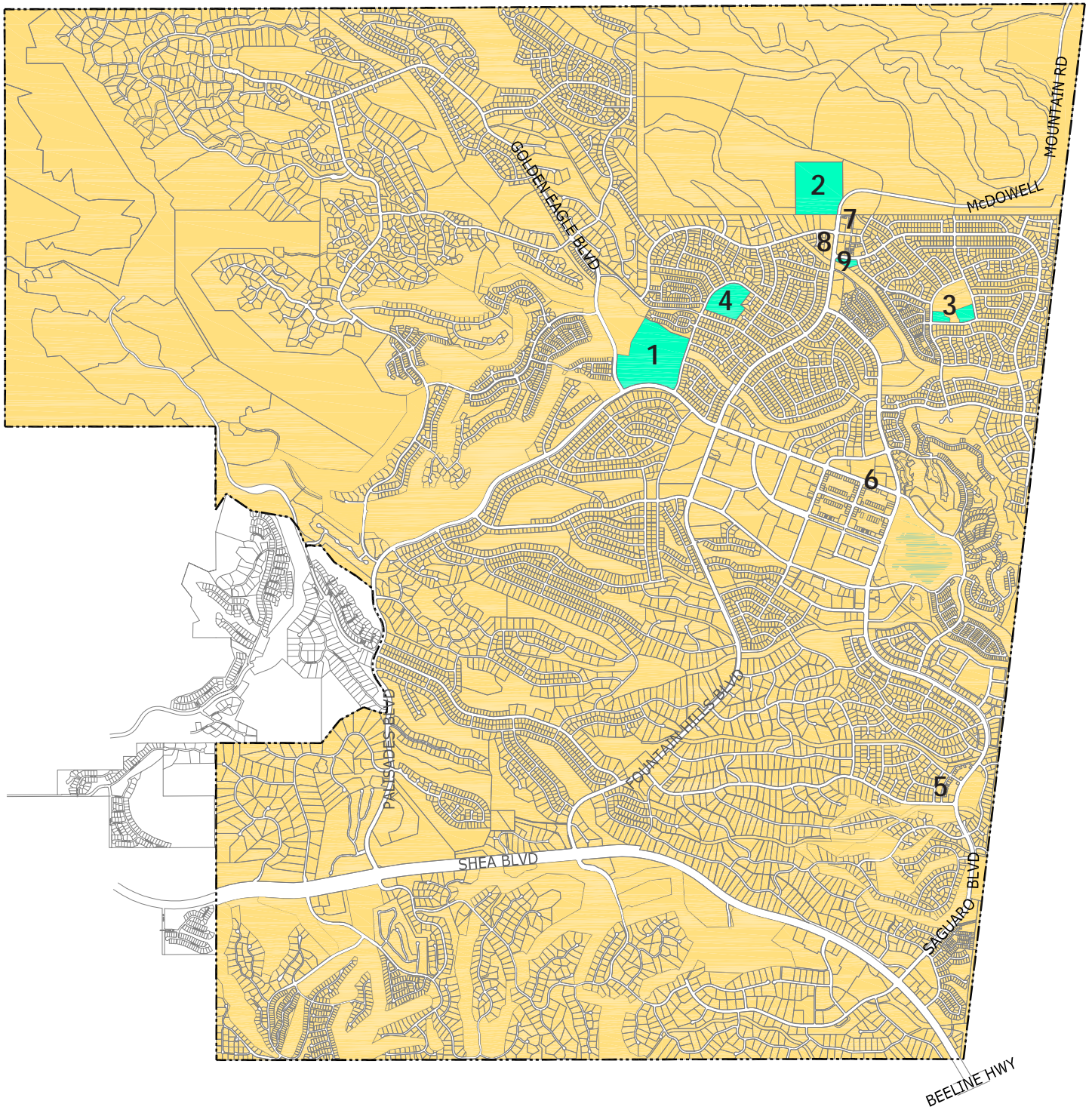


Fountain Hills Middle School



School Bus

School Location Map



fountain hills recreation

The Parks & Recreation Department staff is dedicated to maintaining over 114 acres of park land throughout the Fountain Hills park system by professionally maintaining and operating each park's facilities and amenities to enhance the beauty, value, quality of the park's environment. Fountain Hills continues to provide quality recreational opportunities, safe and clean parks, and superior park maintenance and beautification. Each of the four parks in the Town's park system is in a different stage of development. Park development is based on master plans that were developed specific to each park and approved by the Parks and Recreation Commission and the Town Council. Golden Eagle Park is the first to complete its development according to its master plan. Master plan updates for Desert Vista Park and Fountain Park have also recently been completed. The master plan for Four Peaks Park is scheduled to be updated during the 2009/10 fiscal year.

Desert Vista Neighborhood Park - 12 ac

11800 North Desert Vista

Desert Vista Neighborhood Park is located on Saguaro Blvd. between Tower Dr. and Desert Vista



Golden Eagle Park - 28 ac

15900 East Golden Eagle Blvd.

Golden Eagle Park is located on Golden Eagle Blvd. just north of Palisades Blvd.



McDowell Mountain Preserve - 740 ac
Borders west edge of town limits



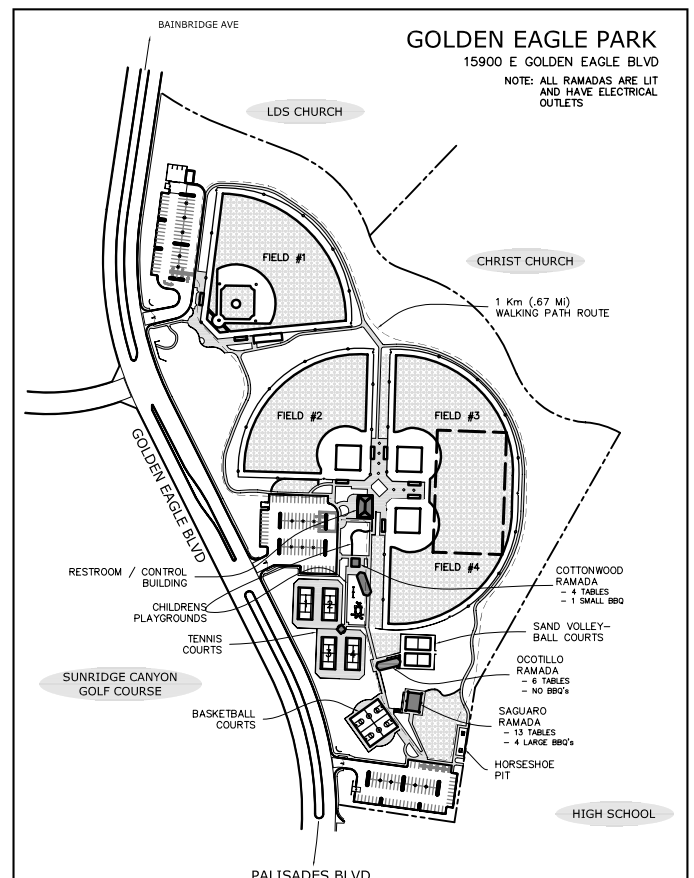
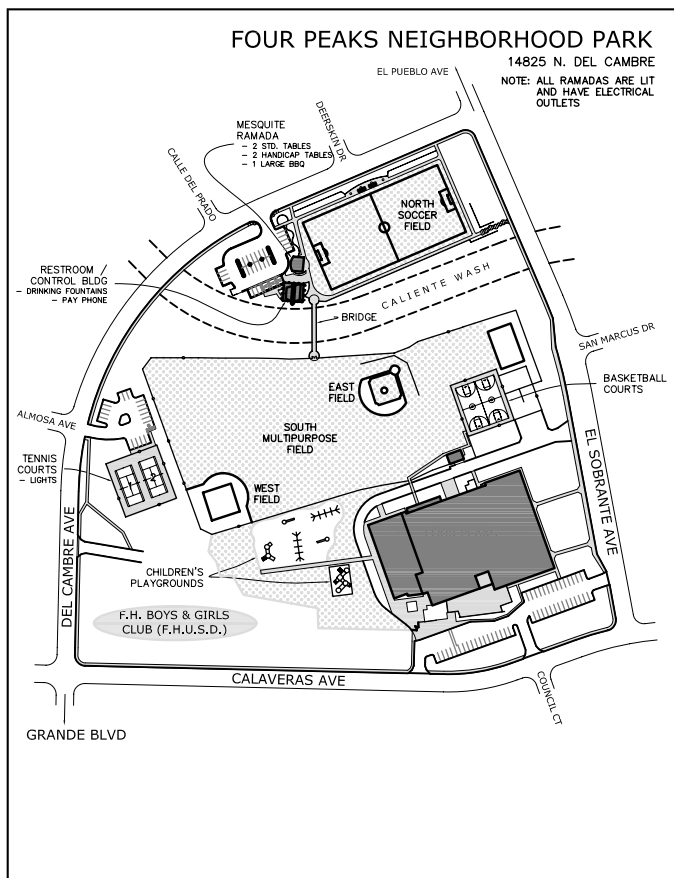
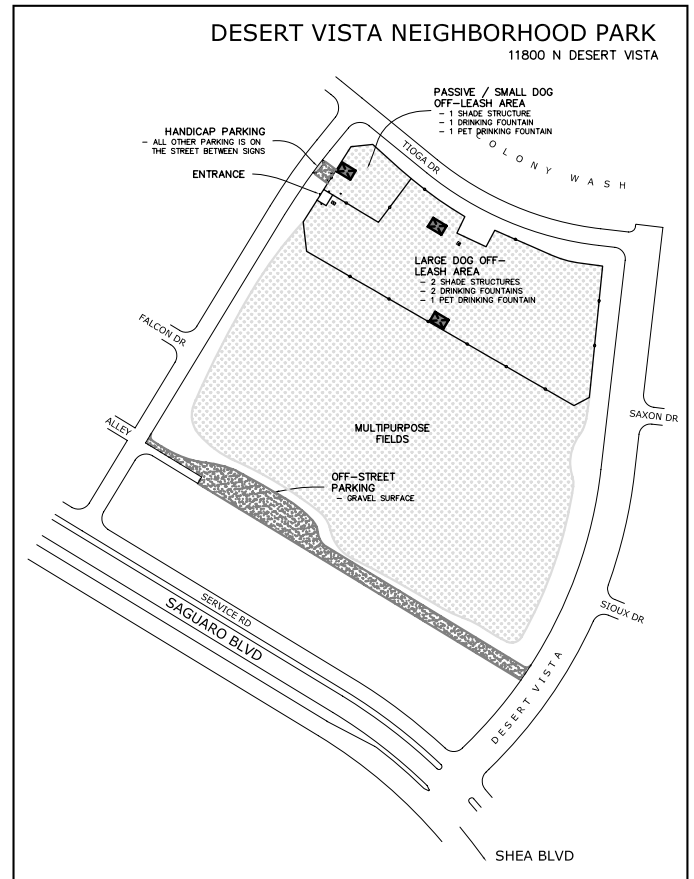
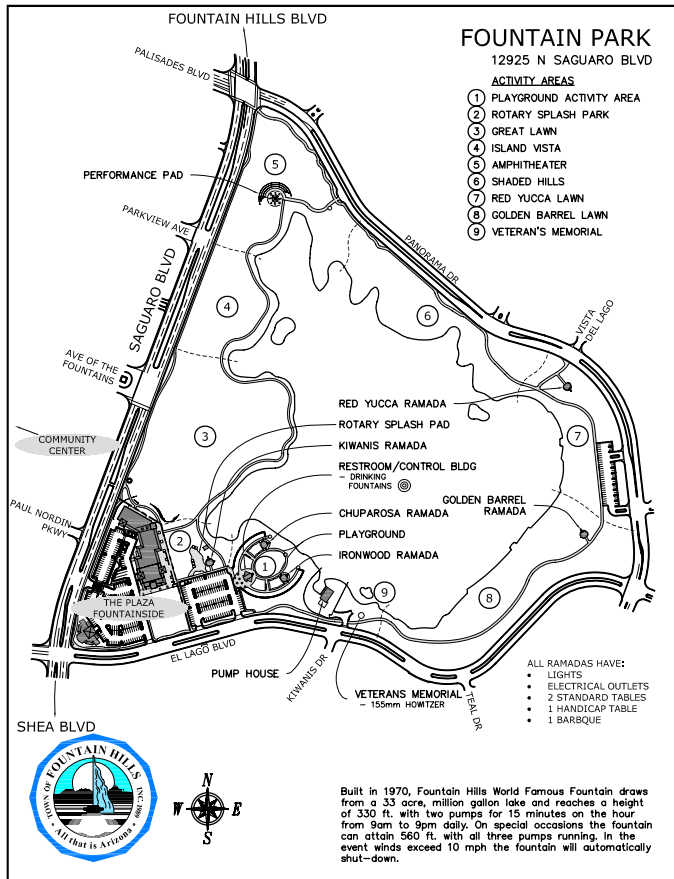
Four Peaks Neighborhood Park - 28 ac
14825 North Del Cambre Avenue
Four Peaks Neighborhood Park is located on Del Cambre Avenue just north of Calaveras Avenue.



Fountain Park - 64 ac
12925 North Saguaro Blvd.
Fountain Park is located on Saguaro Blvd. between El Lago and Palisades Blvds.

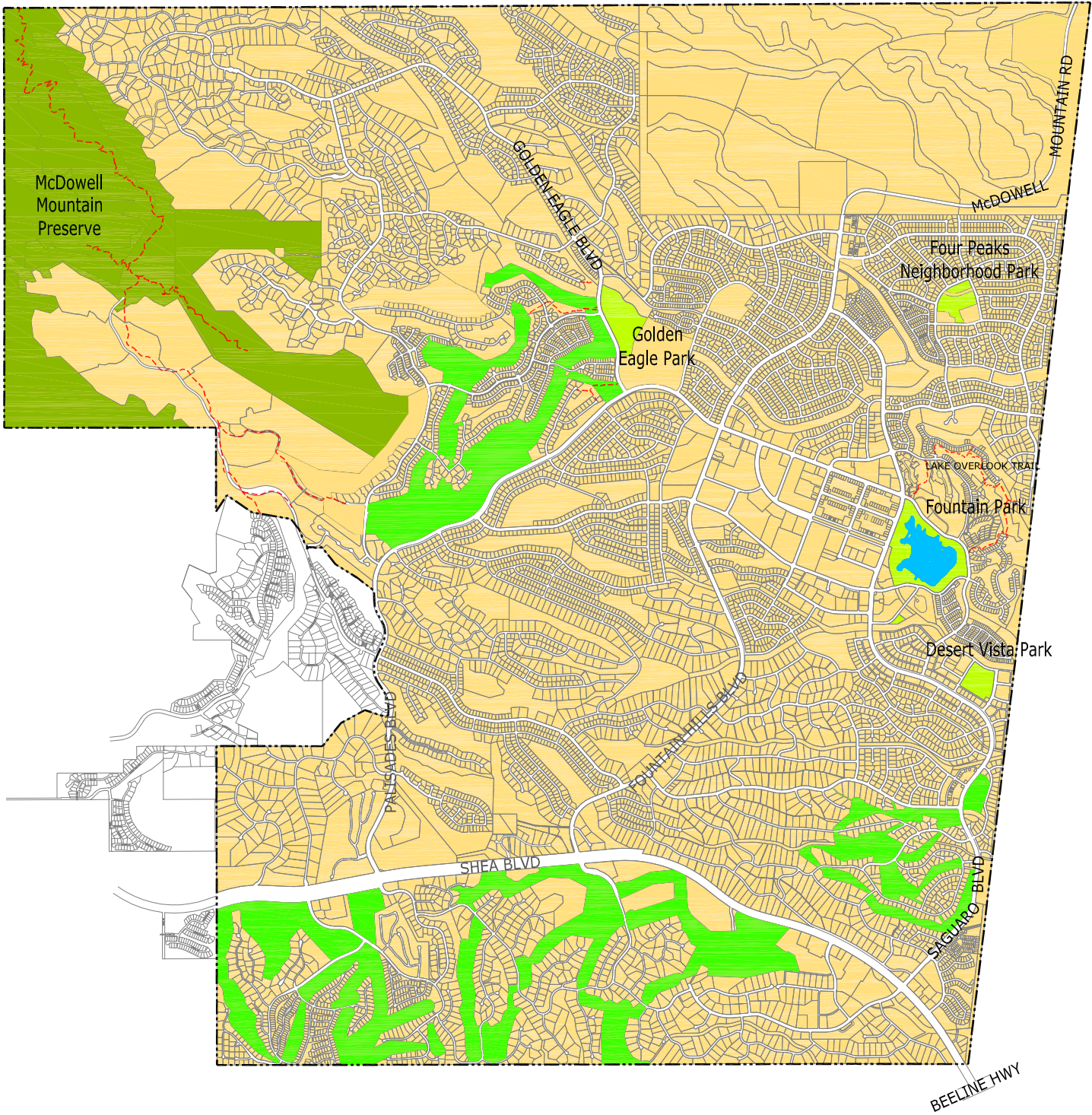


Fountain Hills Park Statistics:
- 133 Acres of Developed Parks
- 740 Acres of Preserve Park Area
- 4.74 Miles of Trails
- 658 Acres of Town Owned Washes

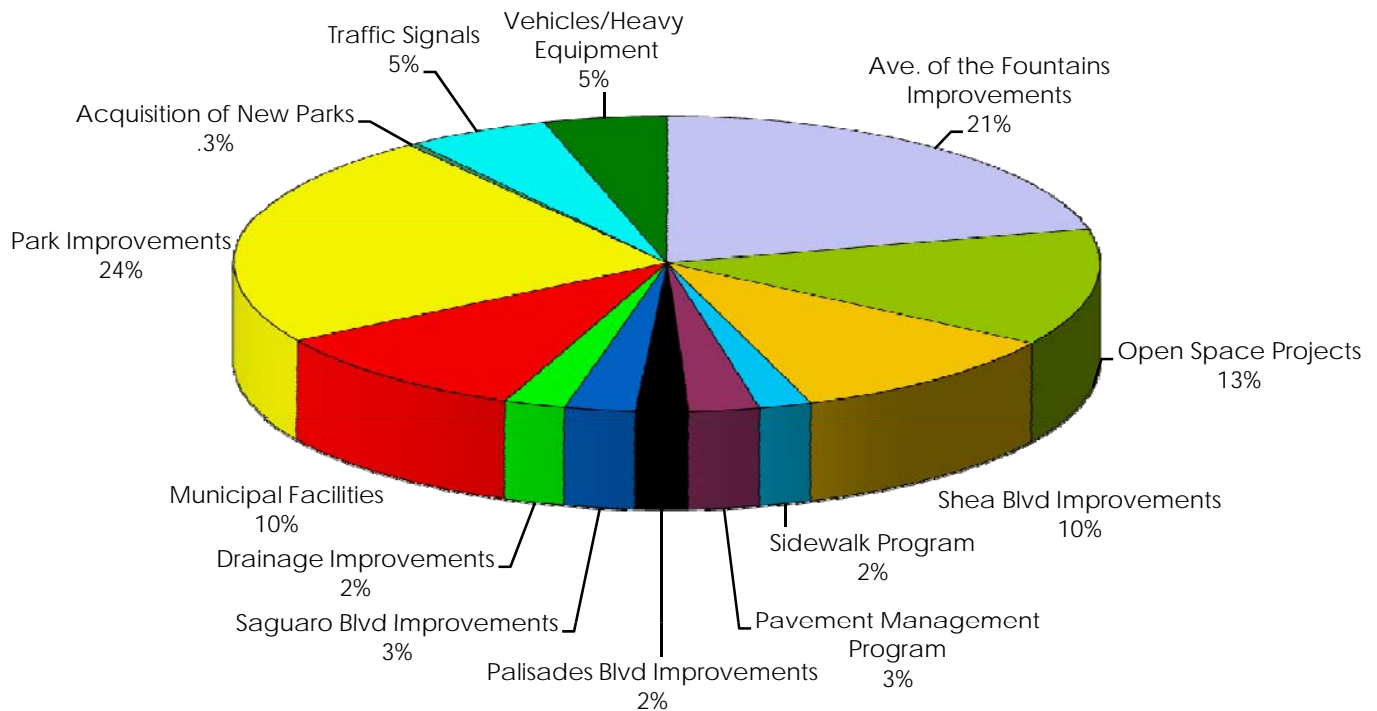


Park Location Map

McDowell Mountain Regional Park



capital improvements

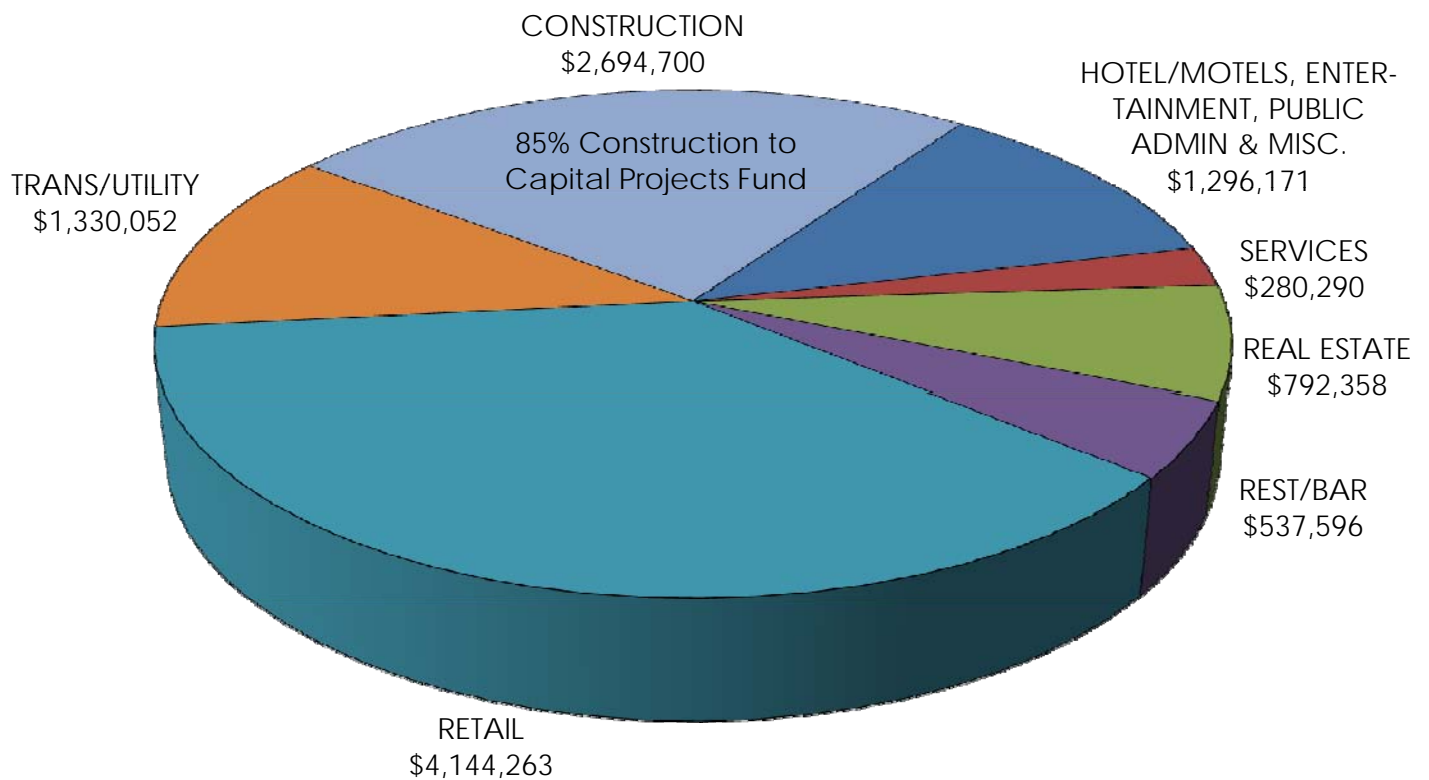


Project Name	2006-2010
Avenue of the Fountains Improvements	\$6,500,000
Open Space Projects	
McDowell Mountain Central Trailhead - Adero Canyon	2,800,000
Trail Connectivity Plan	1,100,000
TOTAL	\$3,900,000
Shea Boulevard Improvements	
Shea Blvd. Truck Climbing & Bike Lanes	400,000
Saguaro Blvd. Dirt Alley Paving	100,000
Shea Blvd. Palisades to Saguaro Blvd	2,700,000
TOTAL	\$3,200,000
Sidewalk Programs	
Fountain Hills Blvd Fayette Dr. -State Land Sidewalks	200,000
Town-wide Sidewalk Program	400,000
TOTAL	\$600,000
Pavement Management Program	\$800,000
Palisades Boulevard Improvements	
Palisades Medians-Fountain Hills Blvd East to Existing	500,000
La Montana Medians	100,000
TOTAL	\$600,000
Saguaro Boulevard Improvements	
Saguaro Blvd. Service Road Elimination	\$800,000



Municipal Facilities	
Civic Center Phase II	1,400,000
Street Yard Building	1,000,000
Municipal Software	100,000
Document Preparation/Reproduction	100,000
New Fire Station	500,000
TOTAL	\$3,100,000
Park Improvements	
Fountain Park Picnic Ramadas	200,000
Four Peaks Neighborhood Parks Ball Diamond Improvements	100,000
Fountain Park Splash Pad Landscaping	100,000
Desert Vista Neighborhood Park Phase II	1,100,000
Desert Vista Neighborhood Park - Skate Park	200,000
Desert Vista Neighborhood Park Phase III	1,000,000
Four Peaks Neighborhood Park Phase II	700,000
Four Peaks Neighborhood Park Phase III	1,300,000
Fountain Park Phase III	1,200,000
Fountain Park Phase IV	1,300,000
TOTAL	\$7,200,000
Acquisition of New Parks	\$100,000
Drainage Improvements	
Saguaro Blvd Drainage Improvements	100,000
Del Cambre Drainage Improvements	100,000
Fountain Hills Blvd at Oxford Wash Drainage Improvements	400,000
Firebrick Drive & Laser Drain Culvert	100,000
TOTAL	\$700,000
Traffic Signals	
Fountain Hills & El Lago Blvd	200,000
Palisades Blvd & Sunridge Drive	300,000
Palisades Blvd & Eagle Ridge Drive/Palomino Blvd	300,000
Fountain Hills & Glenbrook Blvd	300,000
Avenue of the Fountains & La Montana	500,000
TOTAL	\$1,600,000
Vehicles/Heavy Equipment	
Streets Division Heavy Equipment	500,000
Streets Division Vehicles	100,000
Park Vehicles	100,000
Public Works Vehicles	100,000
Building Safety Vehicles	100,000
Fire Truck - Pumper	500,000
TOTAL	\$1,400,000
Total Estimated Capital Project Costs for 2006-2010	\$30,500,000

Town of Fountain Hills Sales Tax Collections FY2006-2007



land use

Town-Wide Data Inventory by Section



View of Fountain Hills Development



Open Space



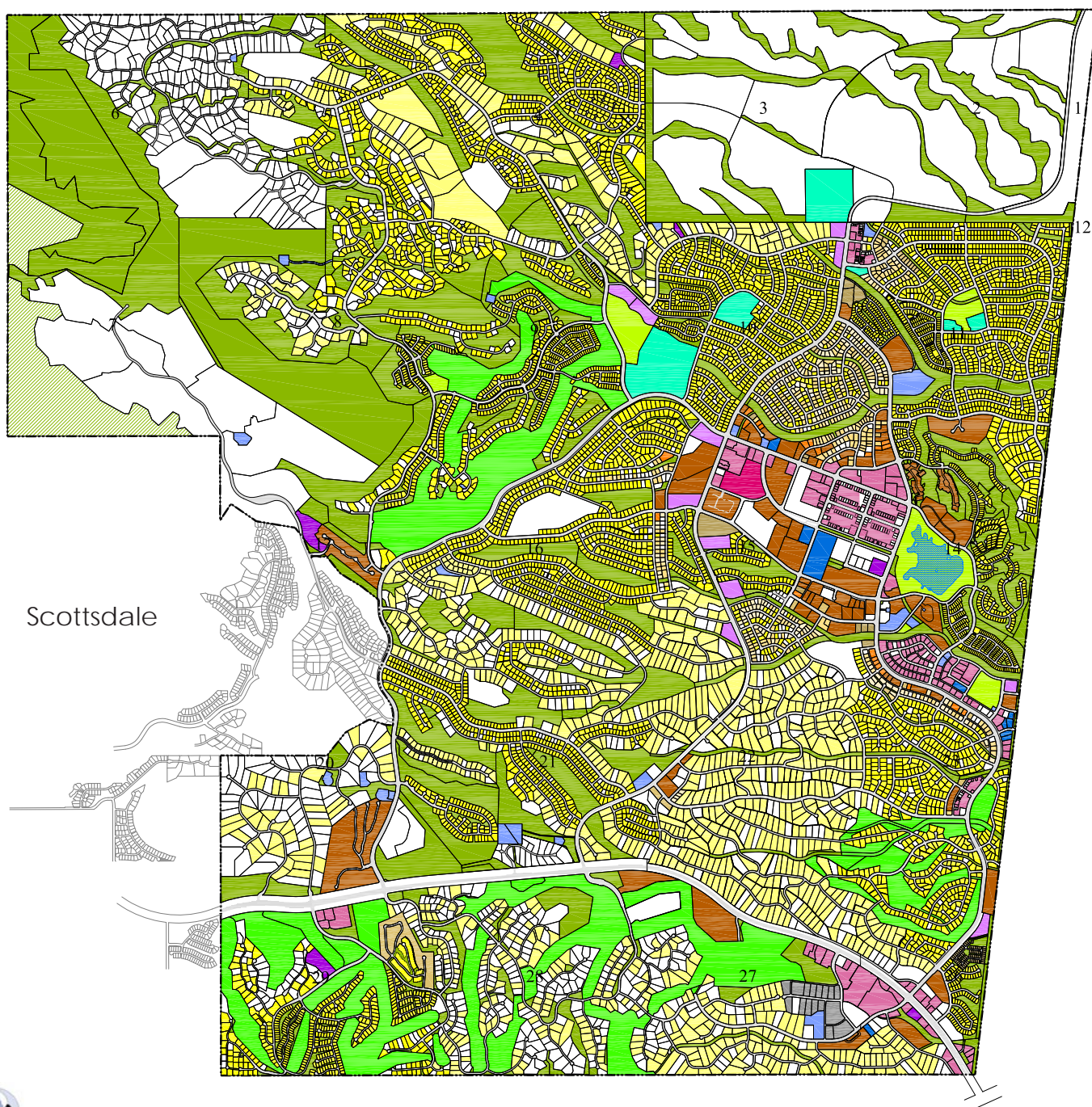
Guest Room Terraces

Proposed Resort and Spa

land use inventory

In addition to providing current information concerning present land use, the land use inventory indicates vacant parcels, that are likely to come under new or increased growth pressures as the community nears buildout. In so doing, the inventory provides a useful guide for the Town in regard to land acquisitions for public facilities such as fire stations, schools, playgrounds, and similar uses. The land use inventory is also useful to the business sector by providing a selection of optimum site locations for the construction of shopping centers and residential developments. Hence, the land use inventory allows the Town to anticipate the development potential of the business sector.

As data is analyzed year after year, some discrepancies are discovered and corrected. This continuous review necessarily revises some of the land-use category area totals in order to increase the accuracy of this report. Whenever differences occur in the tables from one year to the next, this is most likely the reason.

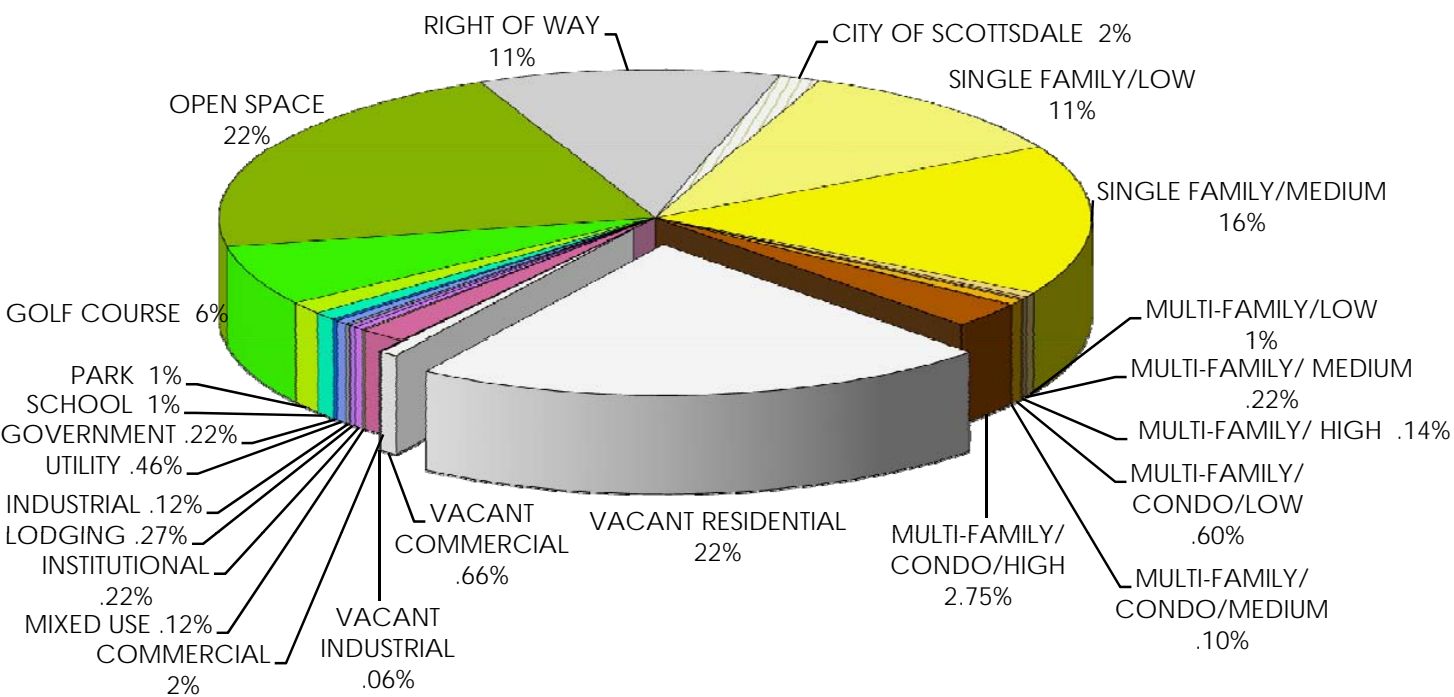


LAND USE INVENTORY																									
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	R/V	C/R	C/V	MU	INST	L	I	I/V	U	G	S	P	GC	OS	R	Scottsdale	TOTAL
Section 1									57.8														10.8		68.6
Section 2									408.4		10.6									40.9		161.6	7.7		629.2
Section 3									407.4										34.9			170.8			613.1
Section 4	129.7	206.2							65.5					2.3								177	69.7		650.4
Section 5	89.4	123.9							276.2								0.7	1.8				106.8	62		660.8
Section 6	1.6								209.6													332.9	16.6		560.7
Section 7									229.9													200.3	5.5	199.9	635.6
Section 8	27	83.2							100.4								2.4					379.8	43.3		636.1
Section 9	24.2	165.8							25.4				7				1			28.5	112	174.9	88.3		627.1
Section 10	51.8	250.3	31.4	0.3	1.2	26.5	1.9	11.9	10.3	11.6	5.5		12.2	1			2.1		65.7			54.7	118.4		656.8
Section 11		292.2	10.6		2.1	20.6		31.5	7.8	1.4	0.9						13		12	27.7		71	114		604.8
Section 14		91.1		1.2	1.5	2.4	2	54.6	5.5	43.5	11.5			3.2			6.8			64.5		150	82.4		520.2
Section 15	40.5	68.3	15.3	2.3	11.4	20	5	108.8	47.3	67	38.3	16	21.2				0.9	19.7				54.8	93		629.8
Section 16	50.9	227	0.6			0.6	0.6		85.1								1.8				80.2	116.9	84.47		648.2
Section 17	28.5	26.5						17	159.1					8			2.5				45.6	91.6	35.8		414.6
Section 20	62.7	38.2						56.6	151.9					13.2			6					64.7	40		433.3
Section 21	123.7	139.2							93.6								12					217	75.94		661.4
Section 22	388.5	29.1	0.6	2.1		1.2		6.1	69.8								3	1.8			8.4	54.9	76.56		642.06
Section 23	2.6	163.5	8.3	2.3		6.9	2.9	9.2	14.3	36.9	4.9		2.1				1.8	4.6		11.6	58	33.4	104.5		467.8
Section 26	61.5	71.5			2.3			20.5	23.9	41.1	12.5		3.4	1.6				1		0.3	41.86	28.93	69.2		379.6
Section 27	233	2.3						30.6	91.6	11.9	1.3				27.2	7.5	5.5				117	29.1	75.2		632.2
Section 28	109.7	0.9						10.7	191.3												172	72.2	73.1		629.93
Section 29	12.4	121.7		19.8					64.4	9.3				5.9							210	54.8	104.9		603.23
Totals	1437.7	2100.9	66.8	28	18.5	78.2	12.4	357.5	2796.5	222.7	85.5	16	45.9	35.2	27.2	7.5	59.5	28.9	112.6	173.5	845.1	2798.1	1451.4	199.85	13006
Percent	11.06%	16.15%	0.51%	0.22%	0.14%	0.60%	0.10%	2.75%	21.50%	1.71%	0.66%	0.12%	0.35%	0.27%	0.22%	0.06%	0.46%	0.22%	0.87%	1.33%	6.50%	21.51%	11.16%	1.54%	100%
figures represent amount of acreage for a particular land use in each section																					TOTAL ACRES:			13006	
																					TOTAL SQ MILES:			20.32	

LAND USE INVENTORY KEY

SF/L	Single Family - Low Density	[R1-190, R1-43, R1-35]	INST	Institutional (Churches, etc.)
SF/M	Single Family - Medium Density	[R1-18, R1-10, R1-8, R1-6]	L	Lodging (Hotels, Bed & Breakfasts)
MF/L	Multi-Family - Low Density	[1-4 units]	I	Industrial
MF/M	Multi-Family - Medium Density	[5-9 units]	I/V	Vacant land with general plan designation of industrial
MF/H	Multi-Family - High Density	[10+ units]	U	Utility
MF/C/L	Multi-Family - Condo - Low Density	[1-4 units]	G	Government/Town Owned
MF/C/M	Multi-Family - Condo - Medium Density	[5-9 units]	S	School
MF/C/H	Multi-Family - Condo - High Density	[10+ units]	P	Park
R/V	Vacant land with general plan designation of residential		GC	Golf Course (public & private)
C/R	General Commercial / Retail / Office		OS	Open Space
C/V	Vacant land with general plan designation of commercial		R	Right of Way
MU	Structures that include Commercial & Residential		Scottsdale	Scottsdale Owned Land

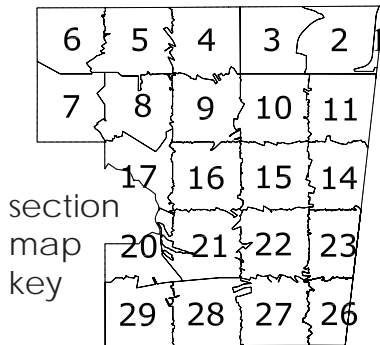
town-wide land use



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			2,796.5		6,896.5
Single Family – L	1,104.0	1,437.7			
Single Family – M	7,077.0	2,100.9			
Multi-Family – L	501.0	66.8			
Multi-Family – M	170.0	28.0			
Multi-Family – H	302.0	18.5			
Multi-Family/Condo – L	600.0	78.2			
Multi-Family/Condo – M	146.0	12.4			
Multi-Family/Condo – H	2,702.0	357.5			
Commercial/Retail		222.7	85.5		308.2
Mixed Use	248.0	16.0			16.0
Lodging		35.2			35.2
Institutional		45.9			45.9
Industrial		27.2	7.5		34.7
Utility		59.5			59.5
Government/Town Owned		28.9			28.9
Schools		112.6			112.6
Parks		173.6			173.6
Golf Course		845.1			845.1
Open Space				2,798.1	2,798.1
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,451.4			1,451.4
Total	12,850	7,118.10	2,889.50	2,998	13,006



RESIDENTIAL LAND USE											TOTAL
Total Acres	1,437.7	2,100.9	66.8	28.0	18.5	78.2	12.4	357.5	16.0	2,796.5	6,912.5
Percent Acres	20.80%	30.39%	0.97%	0.41%	0.27%	1.13%	0.18%	5.17%	0.23%	40.46%	100%
Total Dwelling Units	1,104	7,077	501	170	302	600	146	2,702	248	0	12,850
Percent Dwellings	8.59%	55.07%	3.90%	1.32%	2.35%	4.67%	1.14%	21.03%	1.93%	0.00%	100%
Dwelling Type Totals	8,181 / 63.66%		973 / 7.57%			3,448 / 26.83%			1.93% / 0.00%		

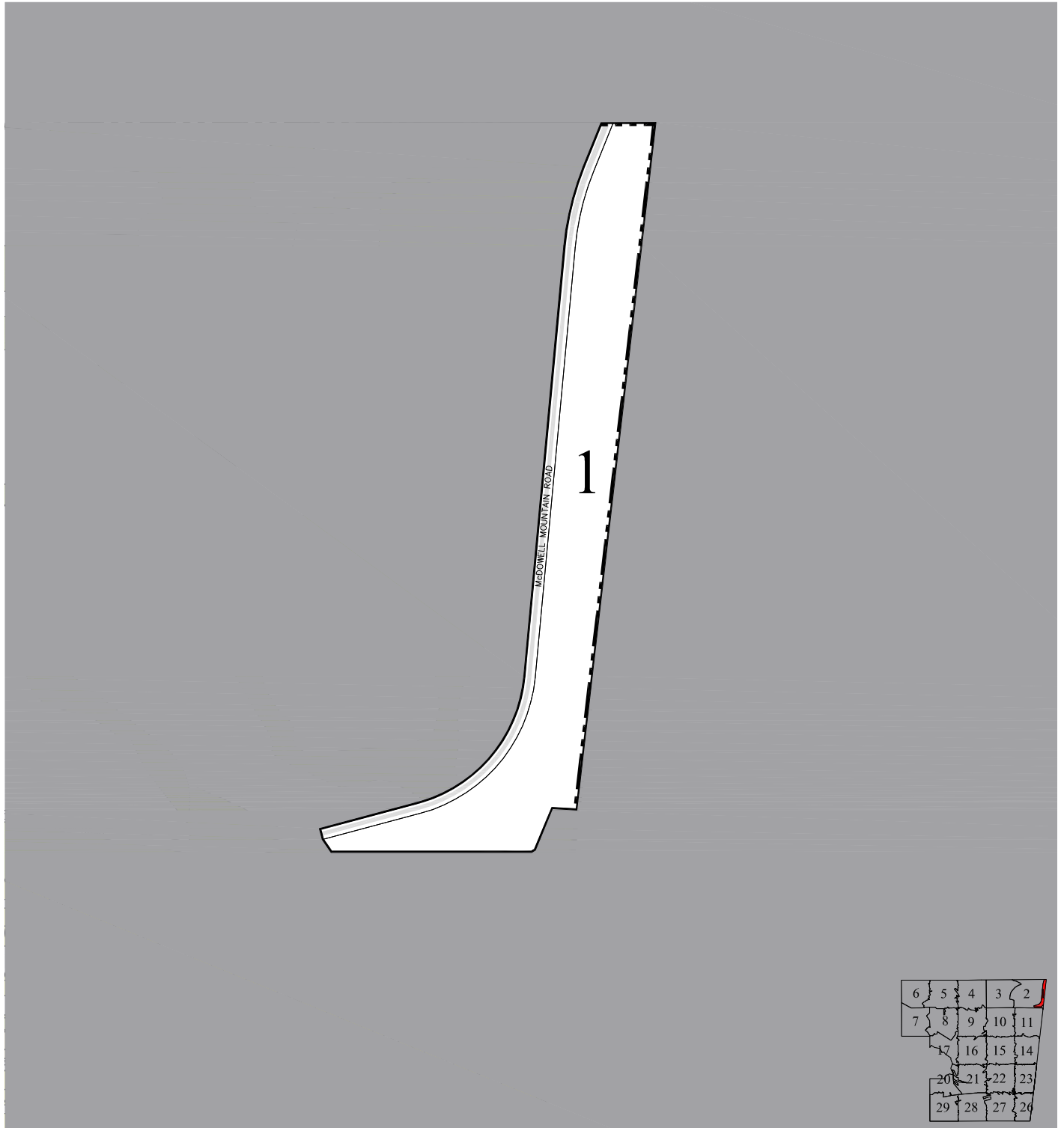


View of Fountain Hills

	Single Family	Multi-Family	Commercial / Industrial	Total
Vacant Lots	3,171	65	119	3,355

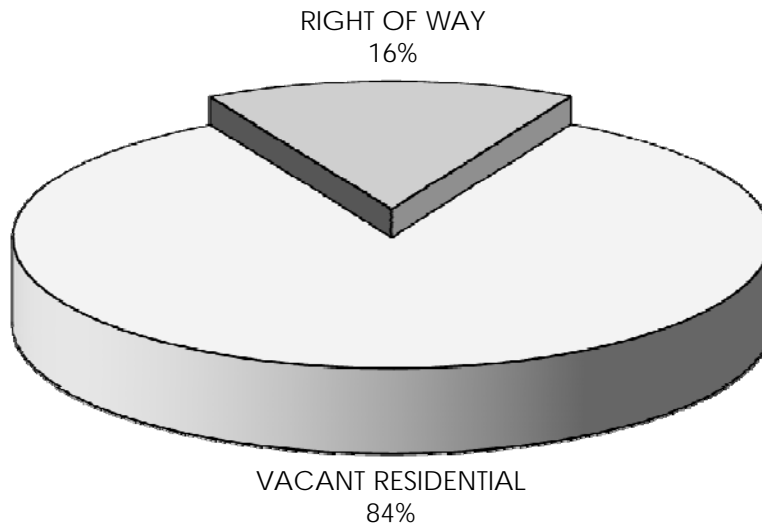
TOTAL DWELLING UNITS										
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	TOTAL
Section 1										0
Section 2										0
Section 3										0
Section 4	50	609								659
Section 5	45	291								336
Section 6	1									1
Section 7										0
Section 8	25	194								219
Section 9	23	630								653
Section 10	41	953	237	5	16	202	24	171		1,649
Section 11		1,193	70		34	150		184		1,631
Section 14		433		16	28	20	28	428		953
Section 15	22	225	125	18	201	164	56	1,161	248	2,220
Section 16	45	710	4			8	6			773
Section 17	27	68						108		203
Section 20	51	89						68		208
Section 21	119	515								634
Section 22	288	32	4	12		8		75		419
Section 23	2	429	61	45		48	32	91		708
Section 26	53	251			23			249		576
Section 27	173	4						141		318
Section 28	129	2						26		157
Section 29	10	449		74						533
Total	1104	7,077	501	170	302	600	146	2,702	248	12,850

section 1



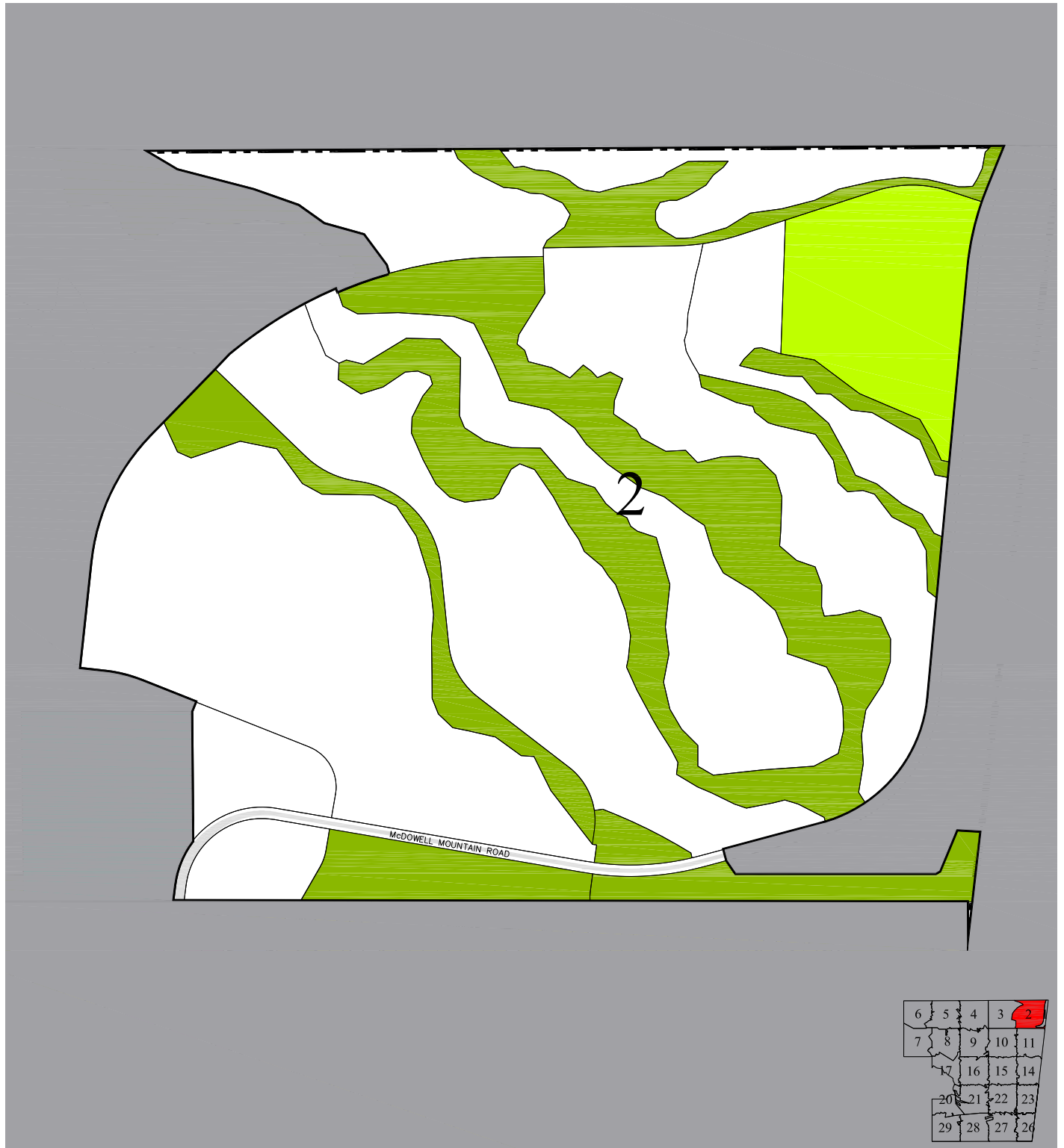
Undeveloped land shown in white





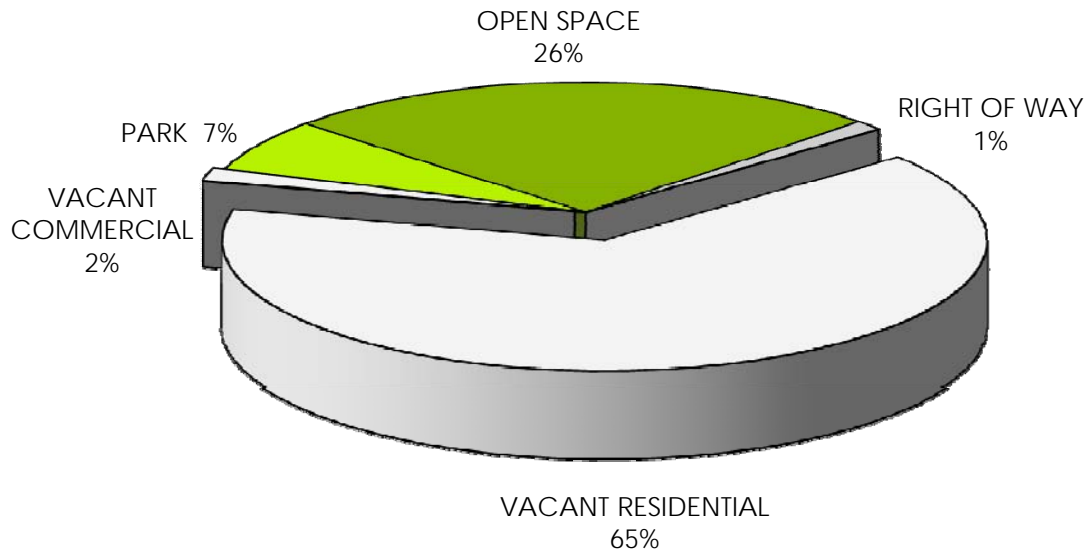
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			57.8		57.8
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space					
Scottsdale Owned Land					
Right of Way/Streets		10.8			10.8
Total	0	10.8	57.8	0	68.6

section 2



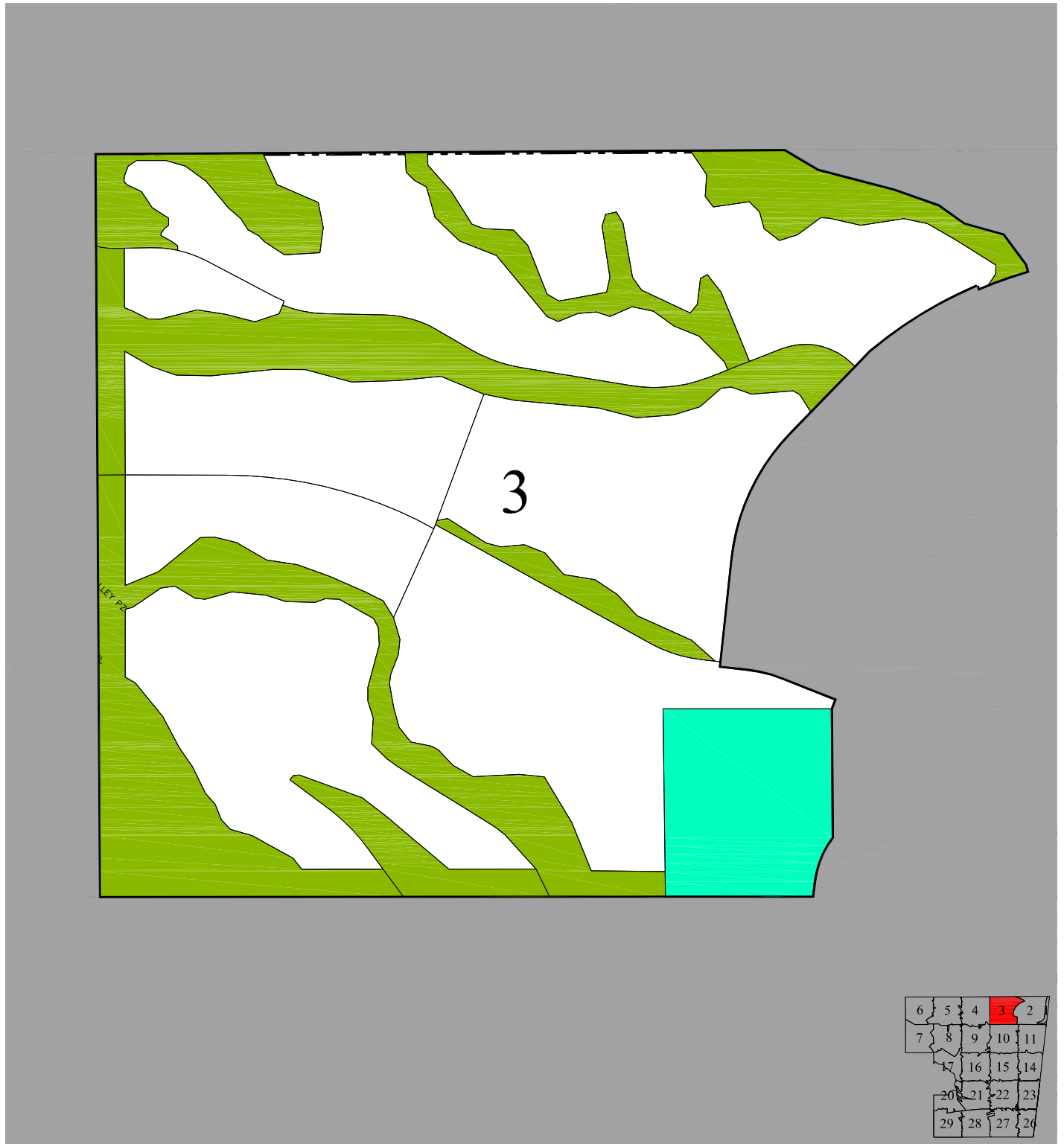
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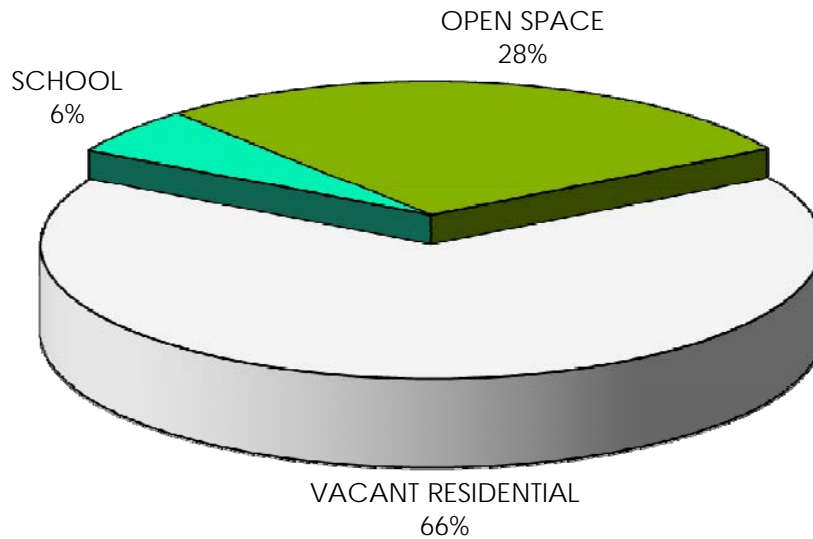
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			408.4		408.4
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail			10.6		10.6
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks			40.9		40.9
Golf Course					
Open Space				161.6	161.6
Scottsdale Owned Land					
Right of Way/Streets		7.7			7.7
Total	0	7.7	459.9	161.6	629.2

section 3



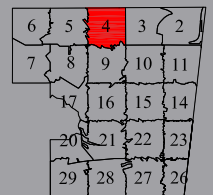
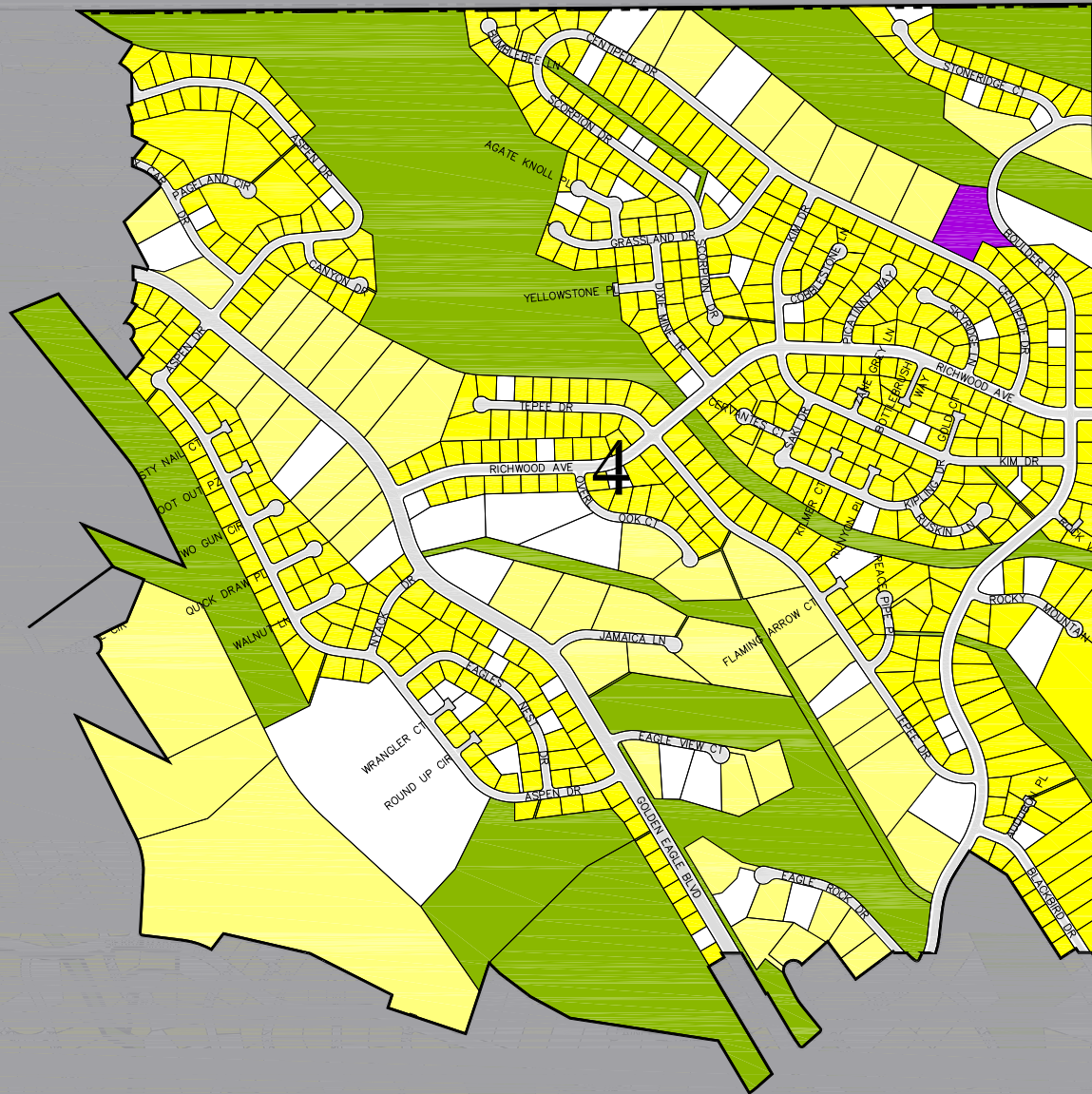
Undeveloped land shown in white



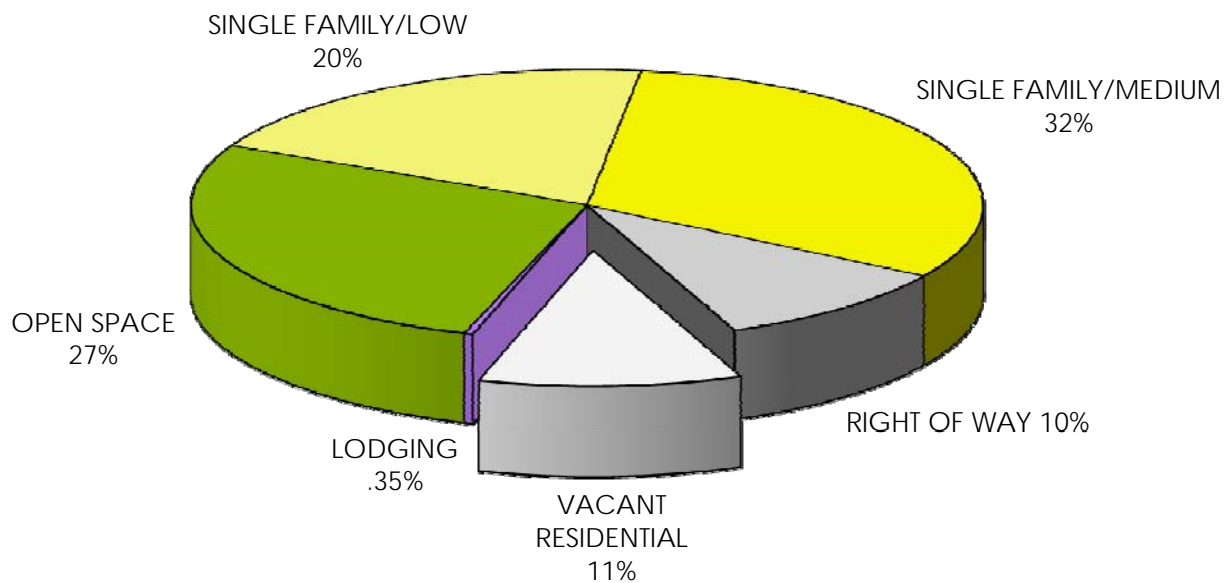


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			407.4		407.4
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools		34.9			34.9
Parks					
Golf Course					
Open Space				170.8	170.8
Scottsdale Owned Land					
Right of Way/Streets					
Total	0	34.9	407.4	170.8	613.1

section 4

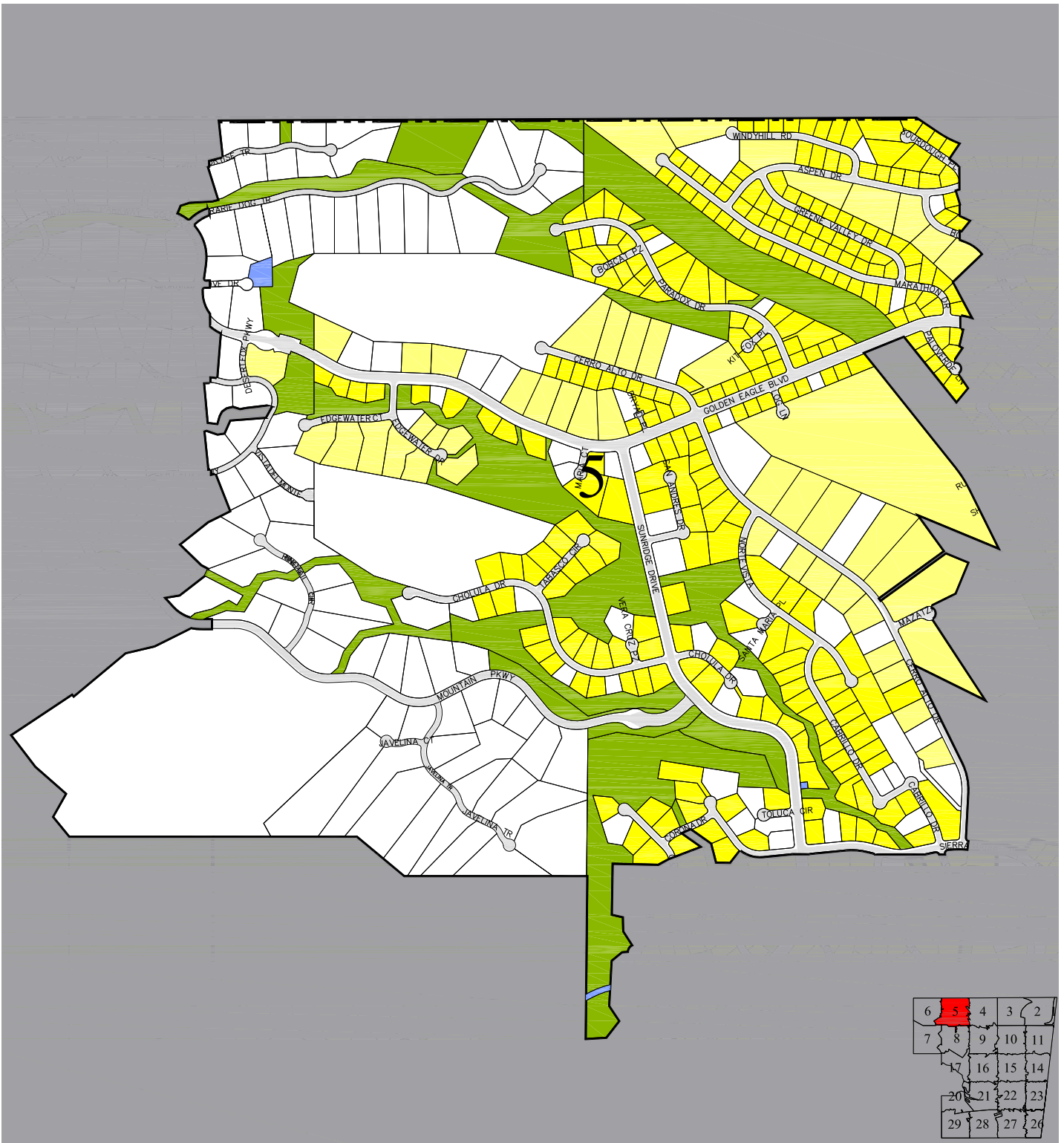


Undeveloped land shown in white



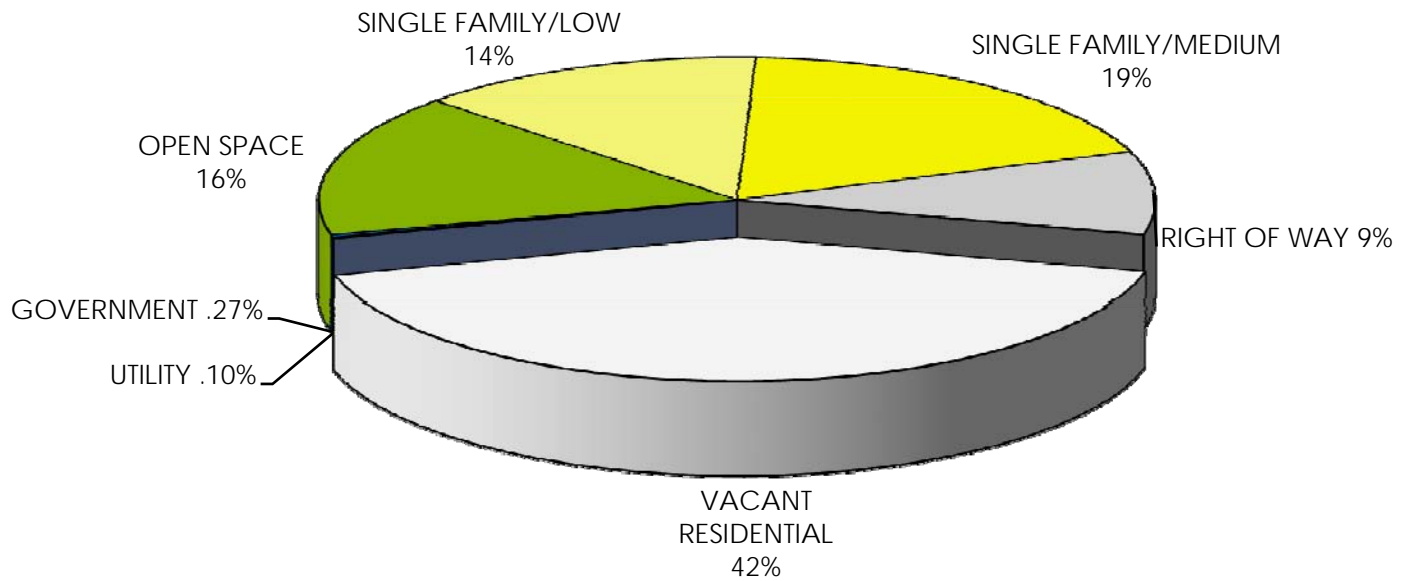
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			65.5		401.4
Single Family – L	50	129.7			
Single Family – M	609	206.2			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging		2.3			2.3
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				177	177
Scottsdale Owned Land					
Right of Way/Streets		69.7			69.7
Total	659	407.9	65.5	177	650.4

section 5



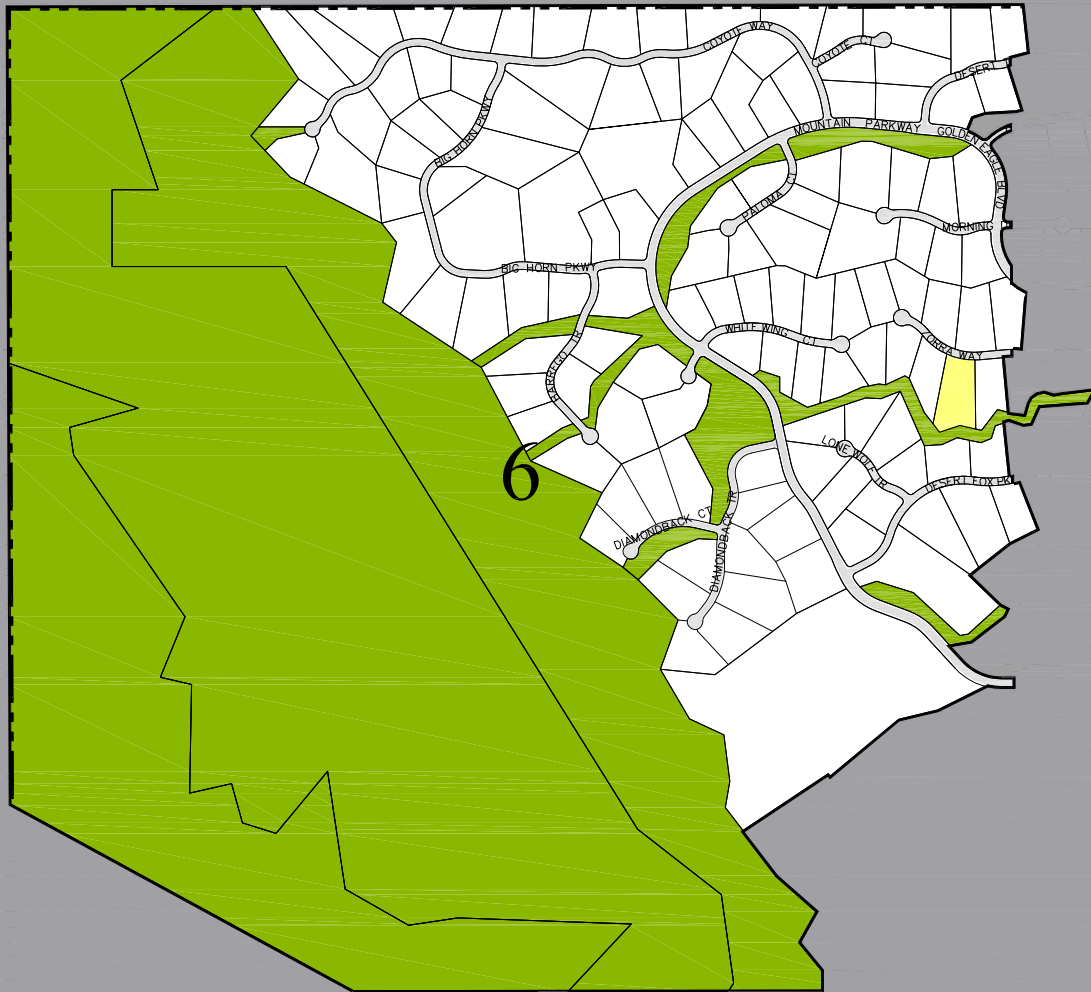
Undeveloped land shown in white





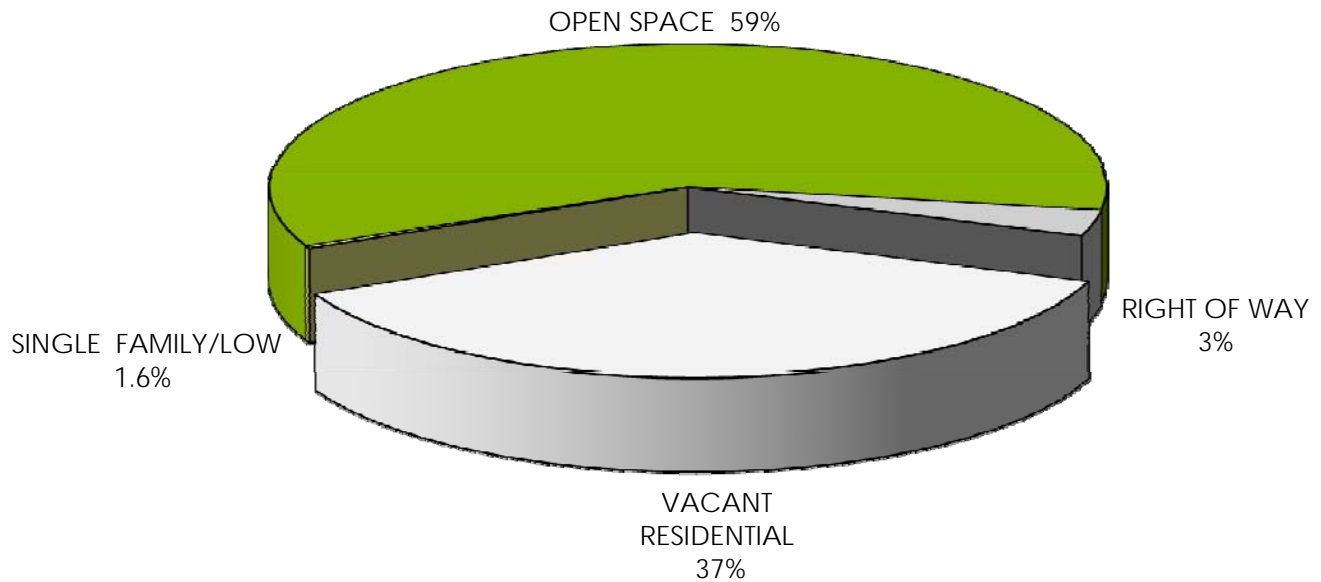
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			276.2		489.5
Single Family – L	45	89.4			
Single Family – M	291	123.9			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		0.7			0.7
Government/Town Owned			1.8		1.8
Schools					
Parks					
Golf Course					
Open Space				106.8	106.8
Scottsdale Owned Land					
Right of Way/Streets		62			62
Total	336	276	278	106.8	660.8

section 6



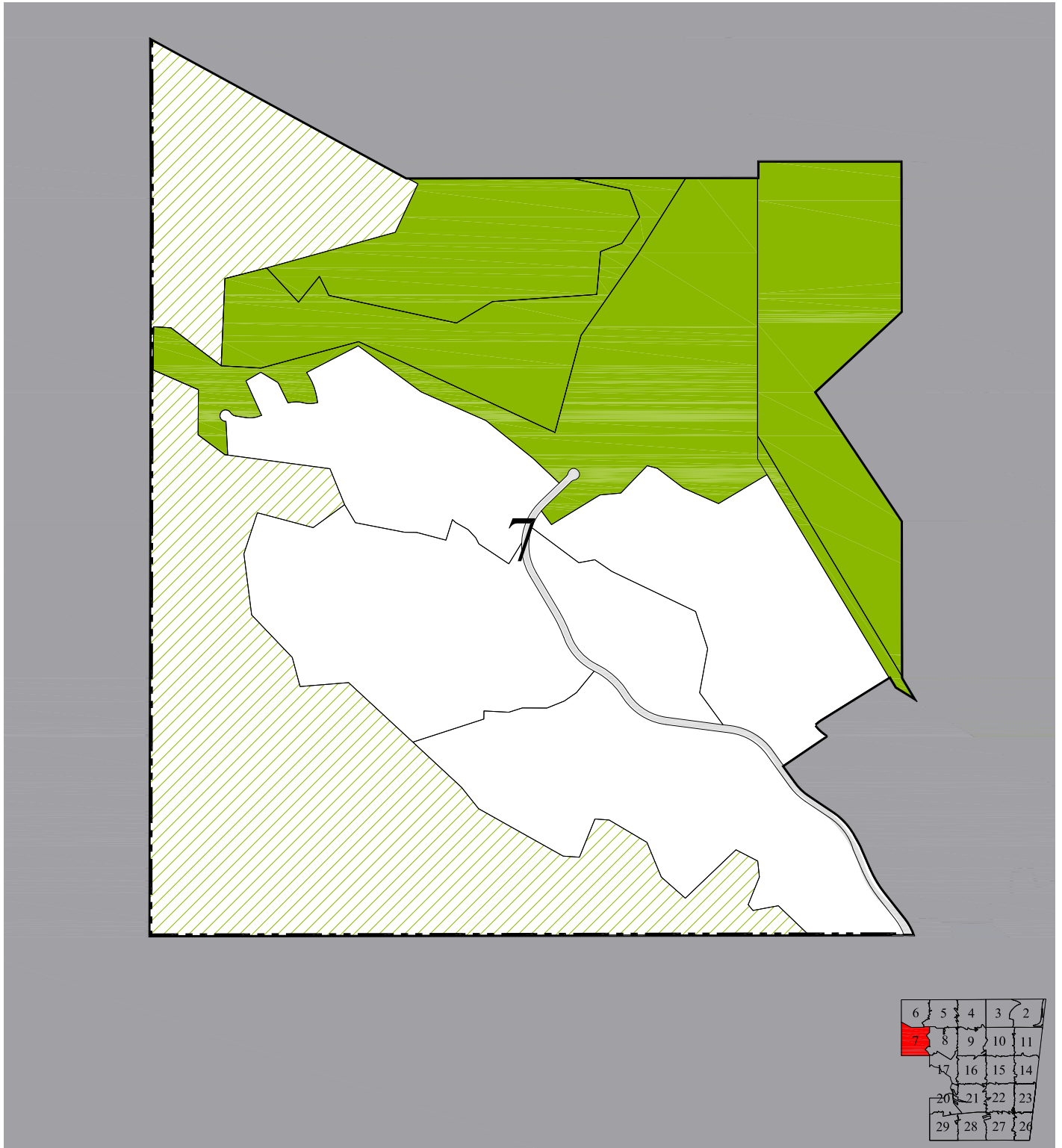
6	5	4	3	2
7	8	9	10	11
12	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land shown in white



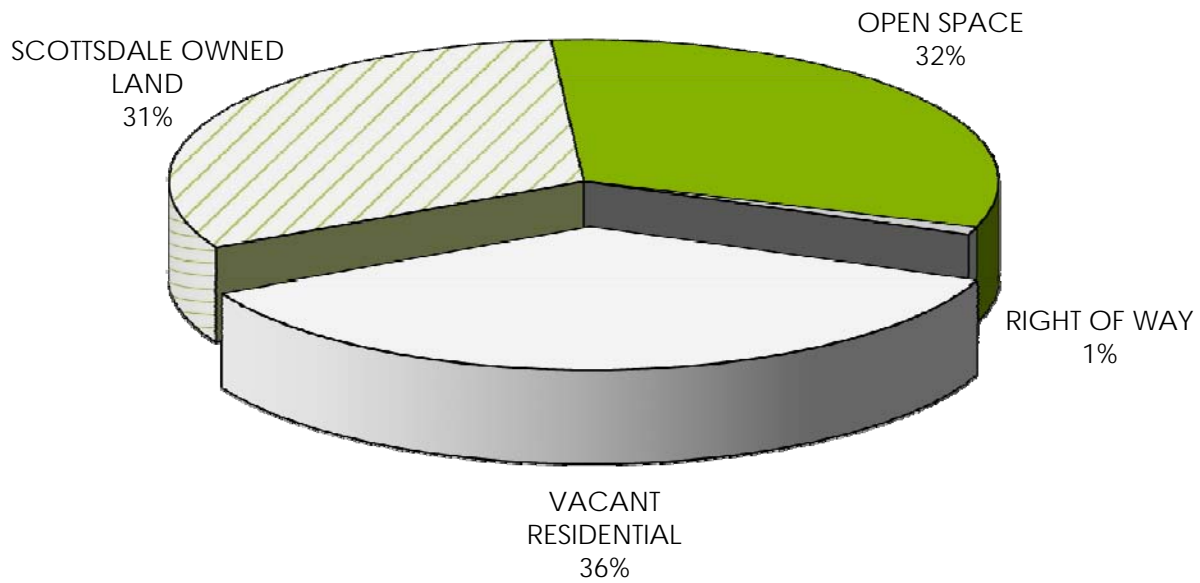
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			209.6		211.2
Single Family – L	1	1.6			
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				332.9	332.9
Scottsdale Owned Land					
Right of Way/Streets		16.6			16.6
Total	1	18.2	209.6	332.9	560.7

section 7



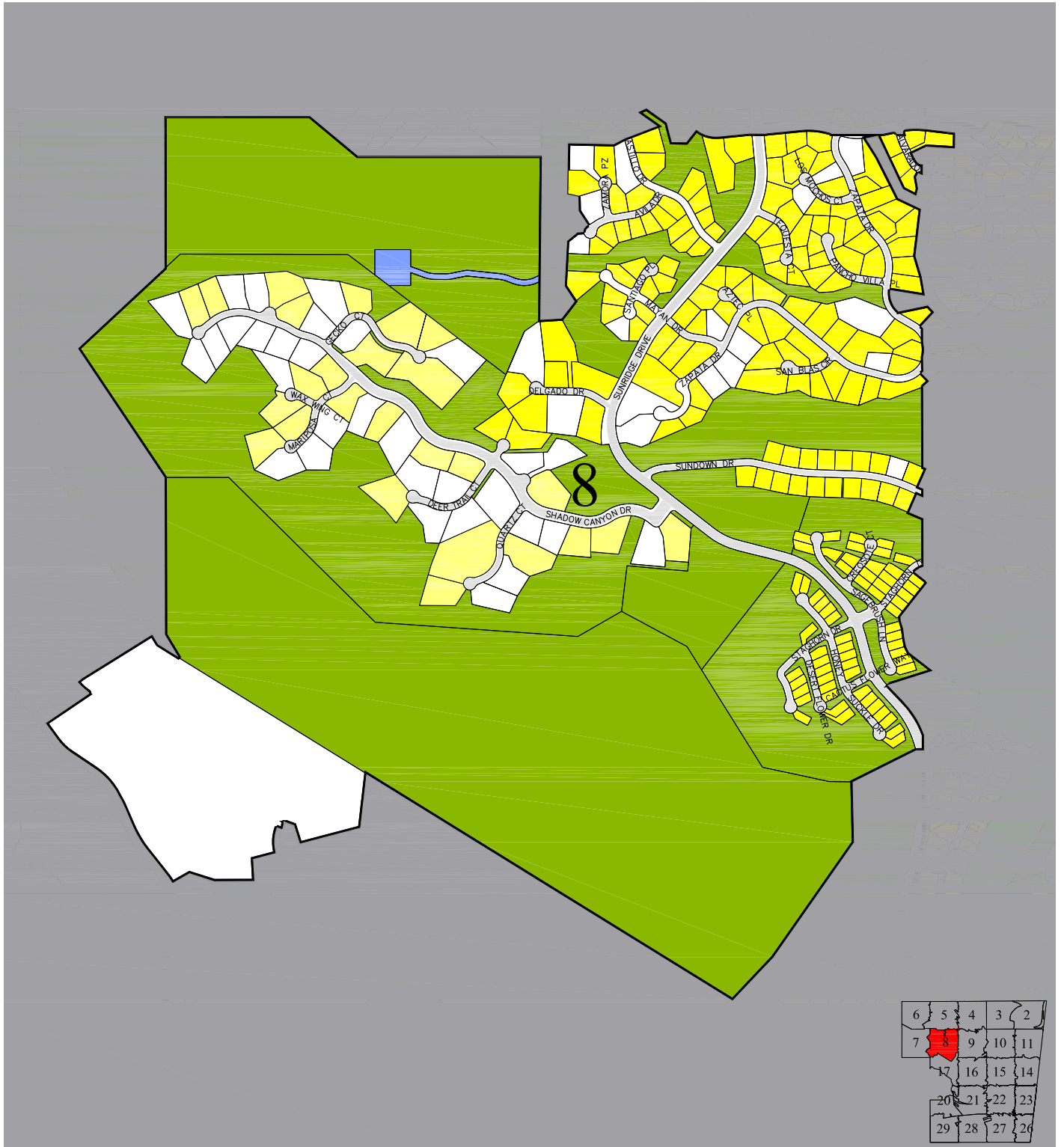
Undeveloped land shown in white





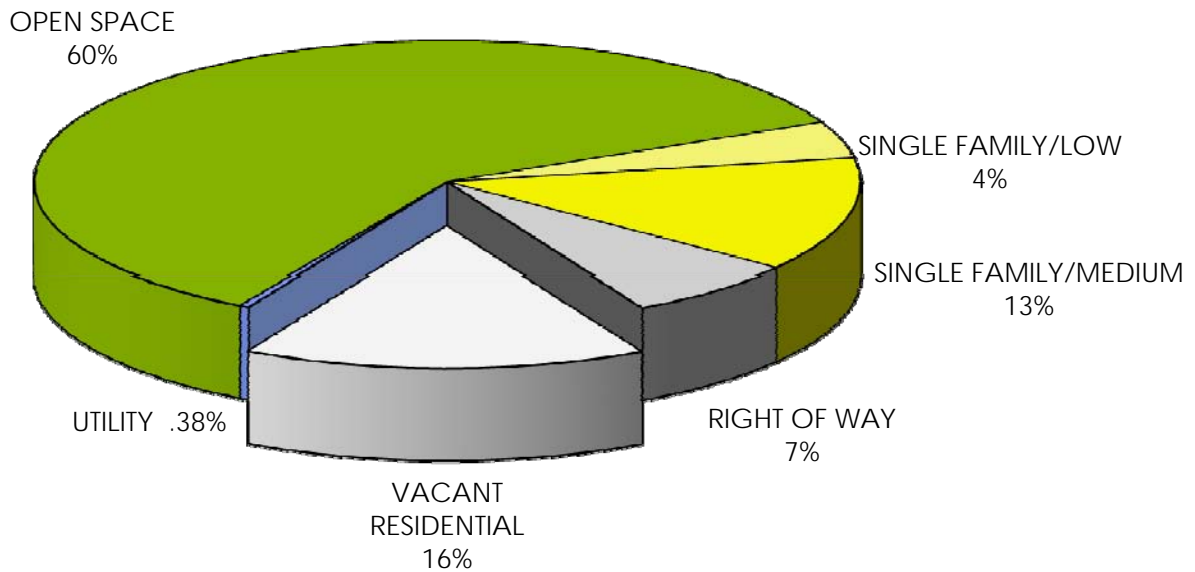
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			229.9		229.9
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				200.3	200.3
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		5.5			5.5
Total	0	5.5	229.9	400.2	635.6

section 8



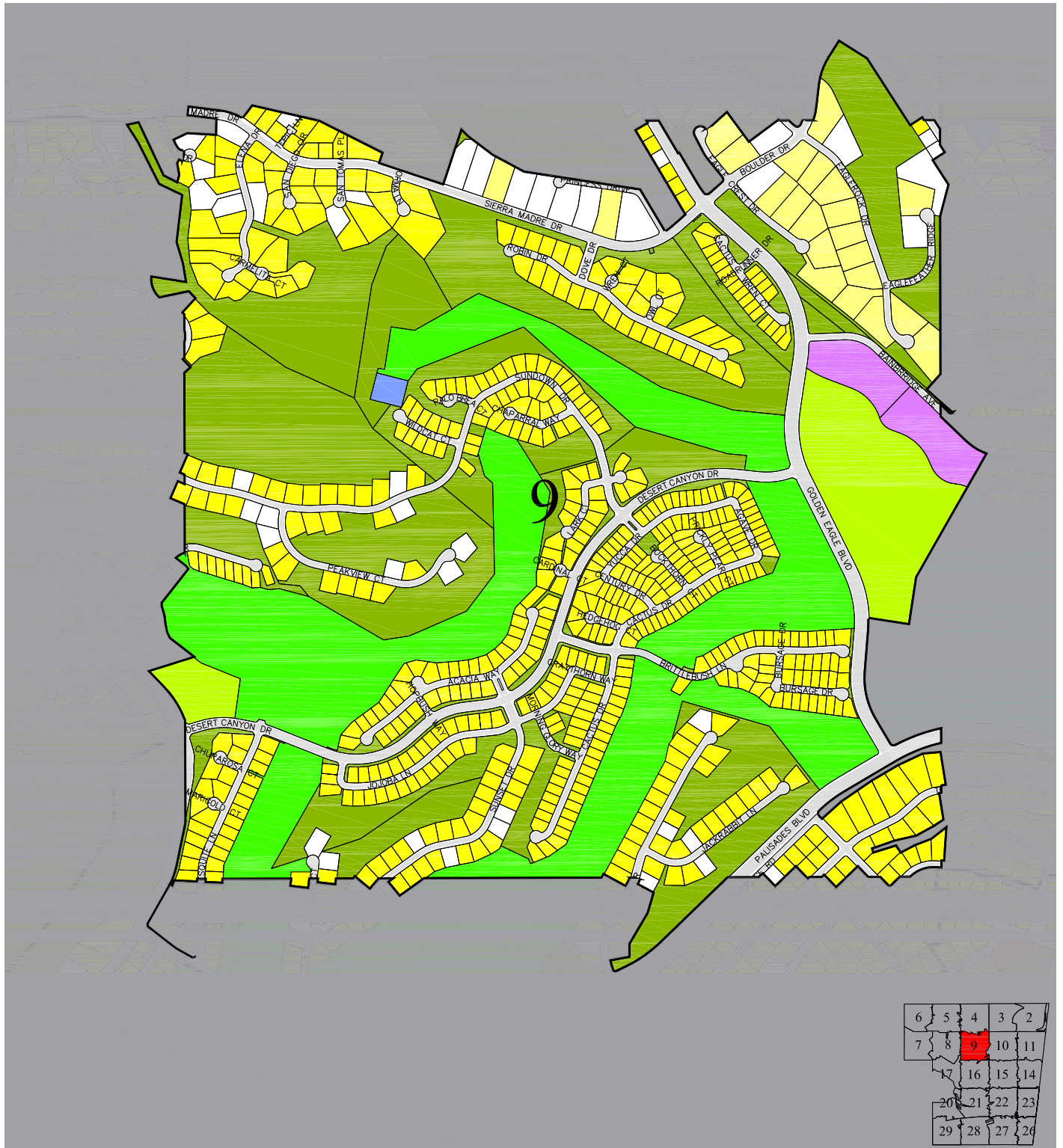
Undeveloped land shown in white





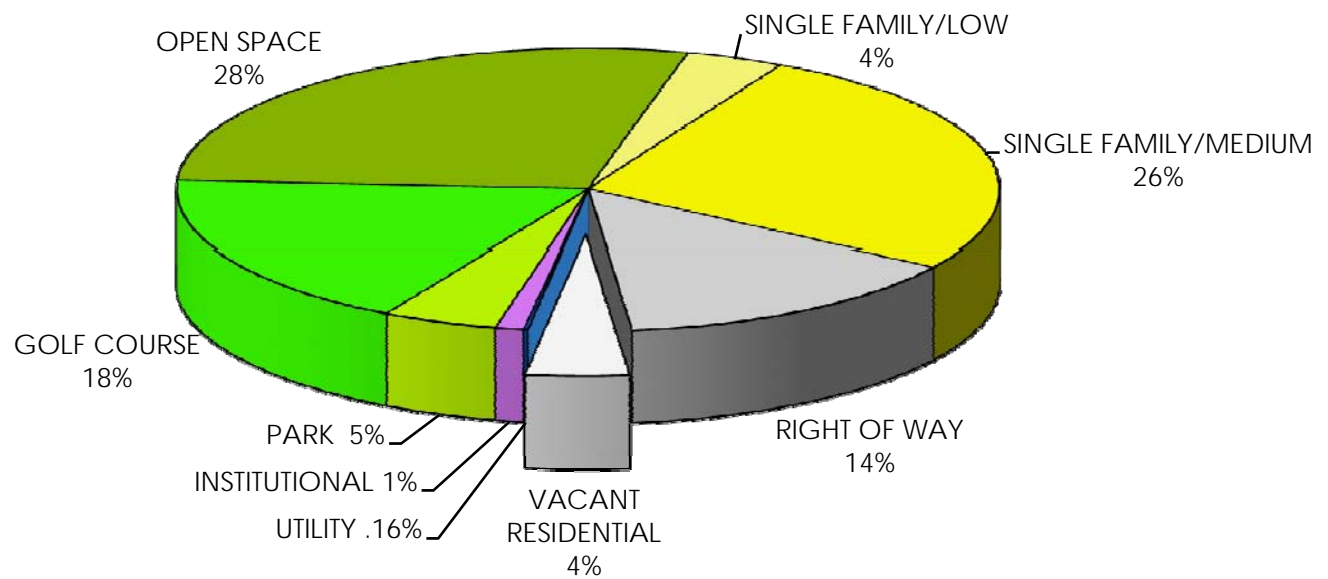
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			100.4		210.6
Single Family – L	25	27			
Single Family – M	194	83.2			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		2.4			2.4
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				379.8	379.8
Scottsdale Owned Land					
Right of Way/Streets		43.3			43.3
Total	219	155.9	100.4	379.8	636.1

section 9



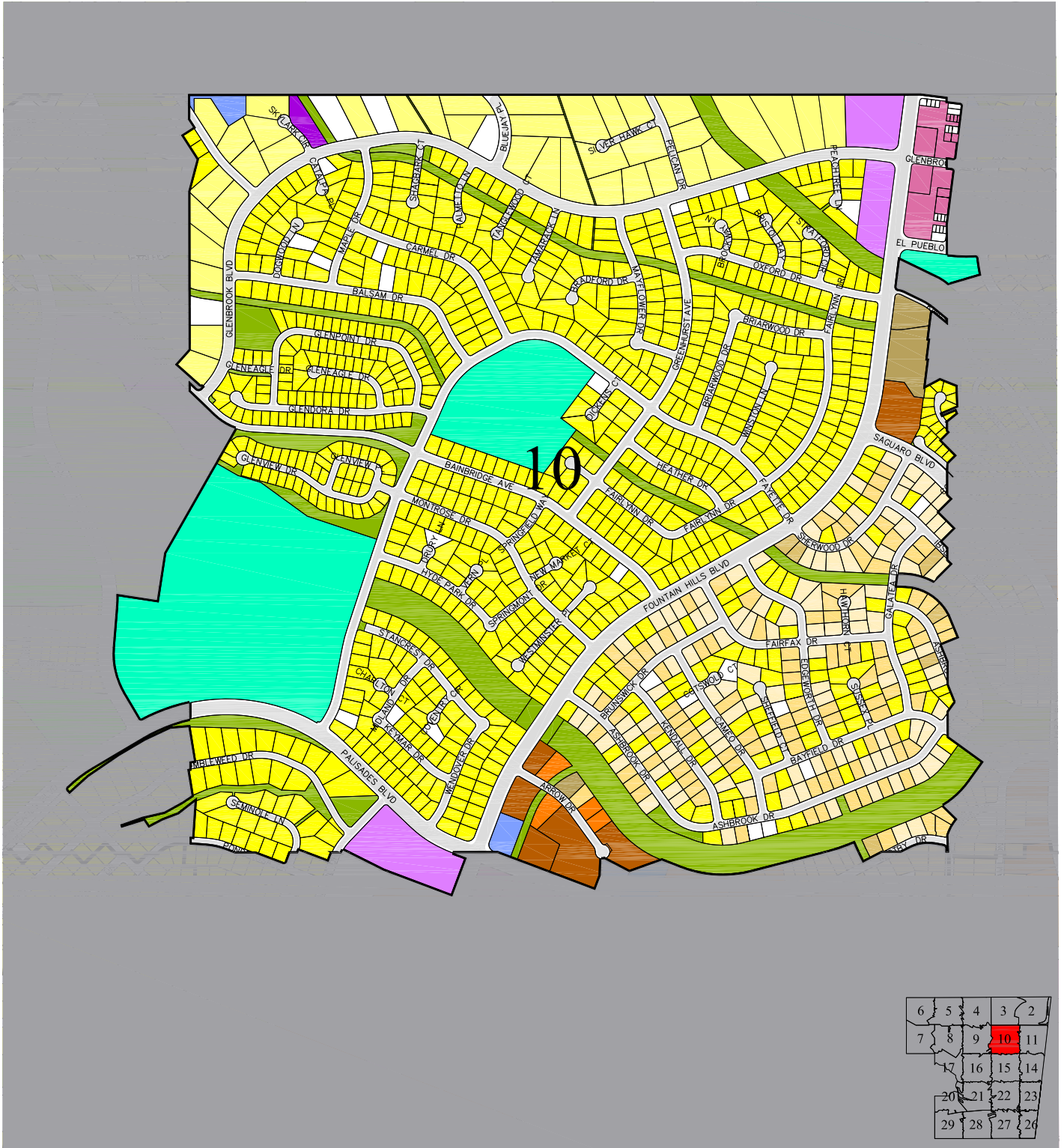
Undeveloped land shown in white



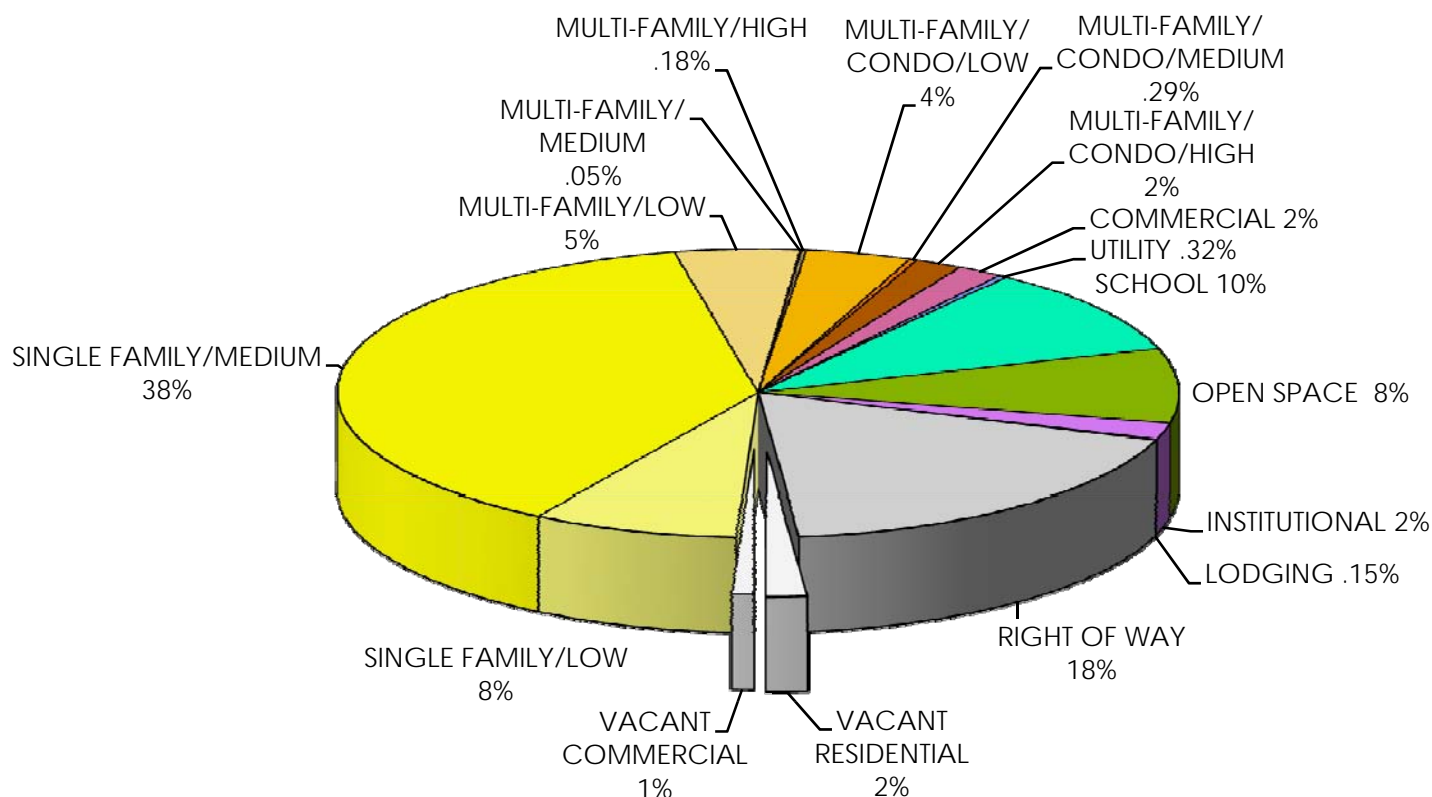


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			25.4		215.4
Single Family – L	23	24.2			
Single Family – M	630	165.8			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional		7			7
Industrial					
Utility		1			1
Government/Town Owned					
Schools					
Parks		28.5			28.5
Golf Course		112			112
Open Space				174.9	174.9
Scottsdale Owned Land					
Right of Way/Streets		88.3			88.3
Total	653	426.8	25.4	174.9	627.1

section 10

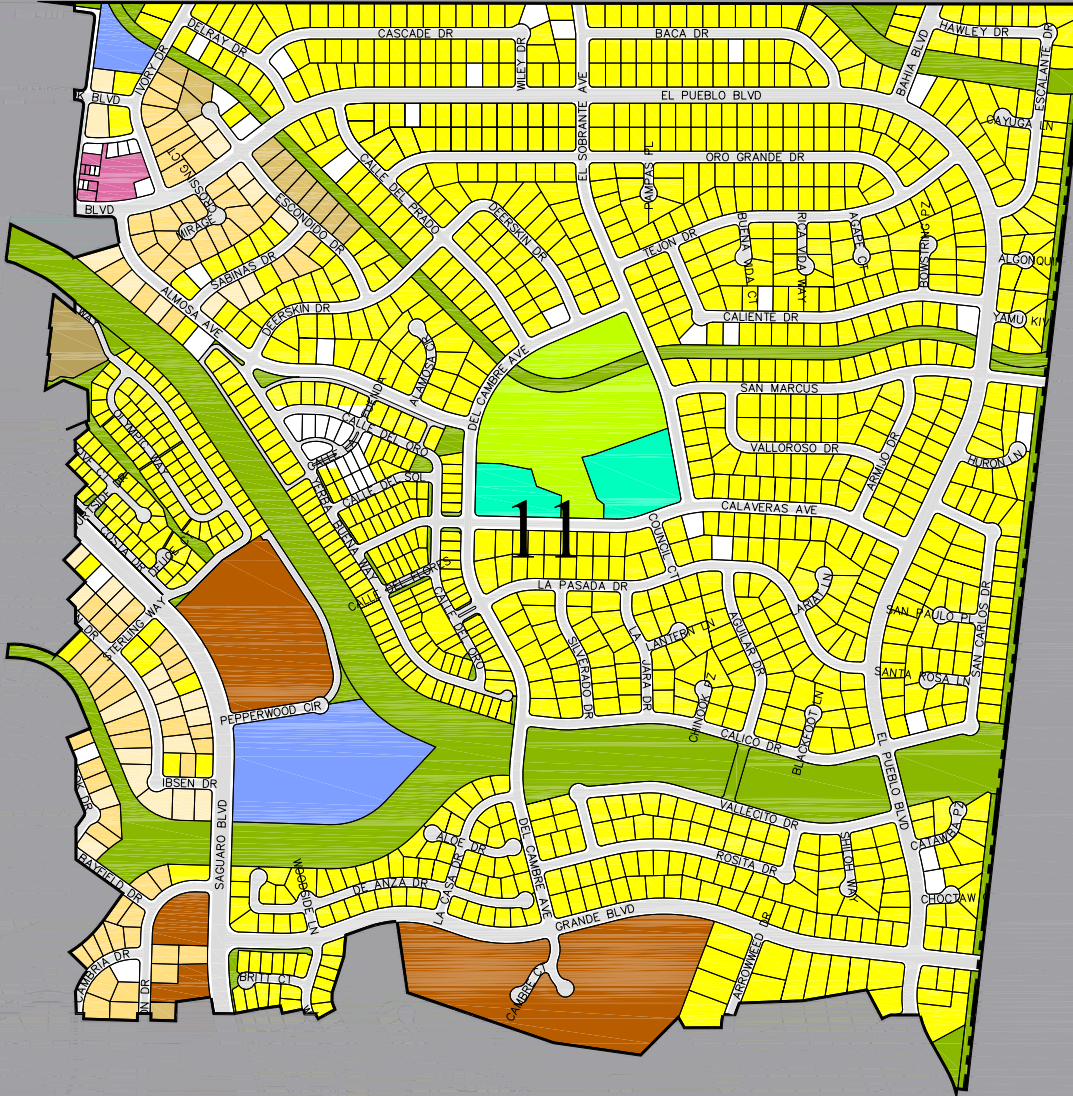


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			10.3		385.6
Single Family – L	41	51.8			
Single Family – M	953	250.3			
Multi-Family – L	237	31.4			
Multi-Family – M	5	0.3			
Multi-Family – H	16	1.2			
Multi-Family/Condo – L	202	26.5			
Multi-Family/Condo – M	24	1.9			
Multi-Family/Condo – H	171	11.9			
Commercial/Retail		11.6	5.5		17.1
Mixed Use					
Lodging		1			1
Institutional		12.2			12.2
Industrial					
Utility		2.1			2.1
Government/Town Owned					
Schools		65.7			65.7
Parks					
Golf Course					
Open Space				54.7	54.7
Scottsdale Owned Land					
Right of Way/Streets		118.4			118.4
Total	1638	586.3	15.8	54.7	656.8

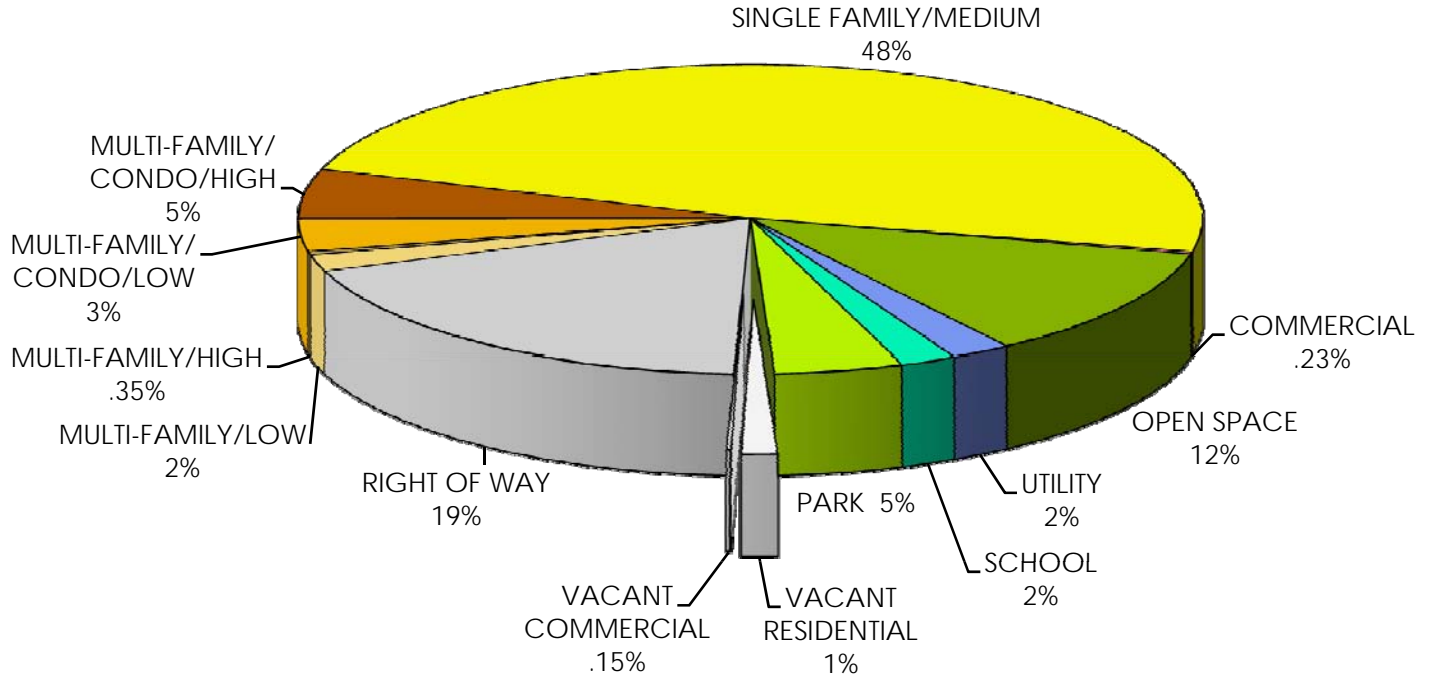
section 11



6	5	4	3	2
7	8	9	10	11
17	16	15	14	
20	21	22	23	
29	28	27	26	

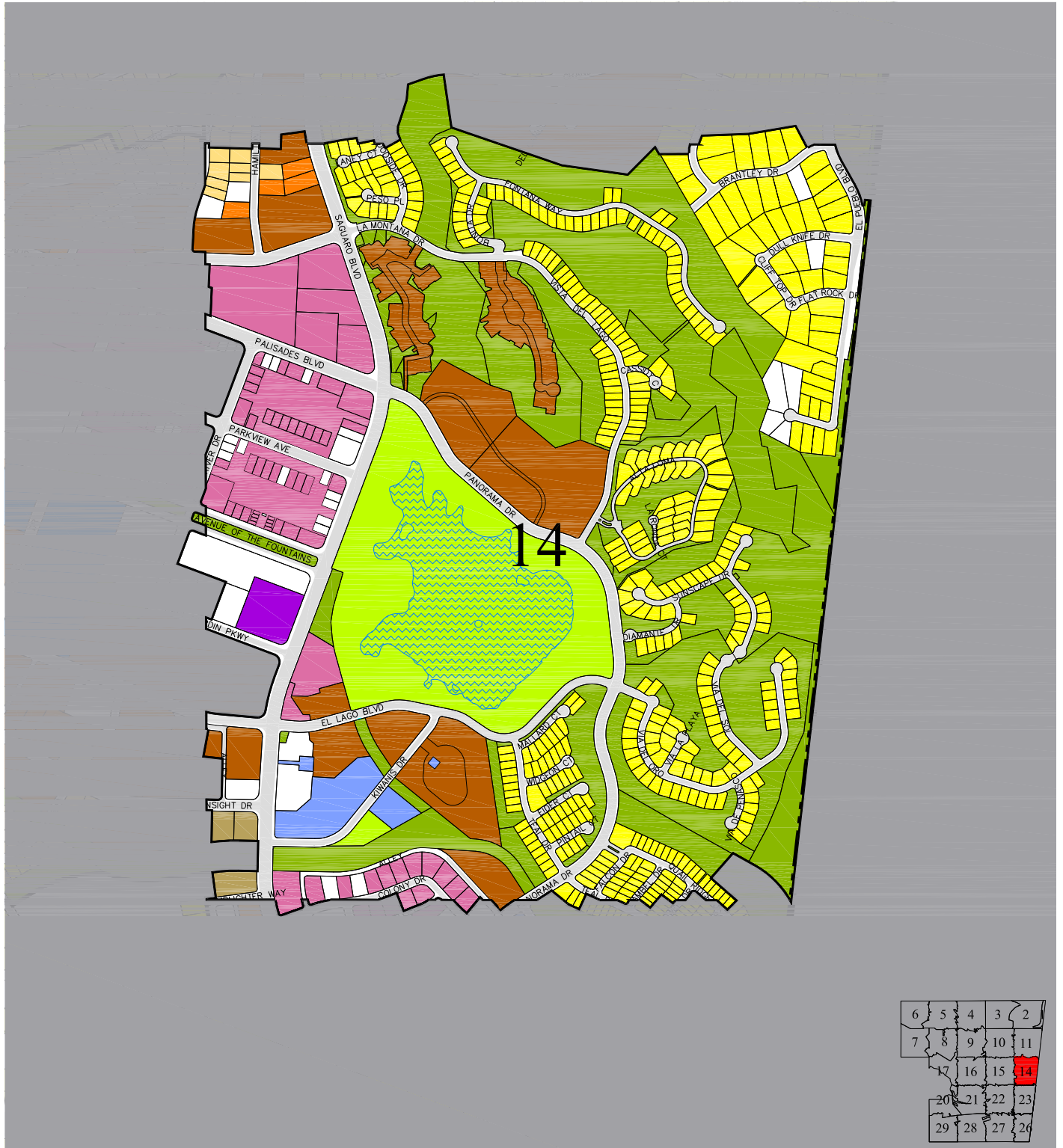
Undeveloped land shown in white





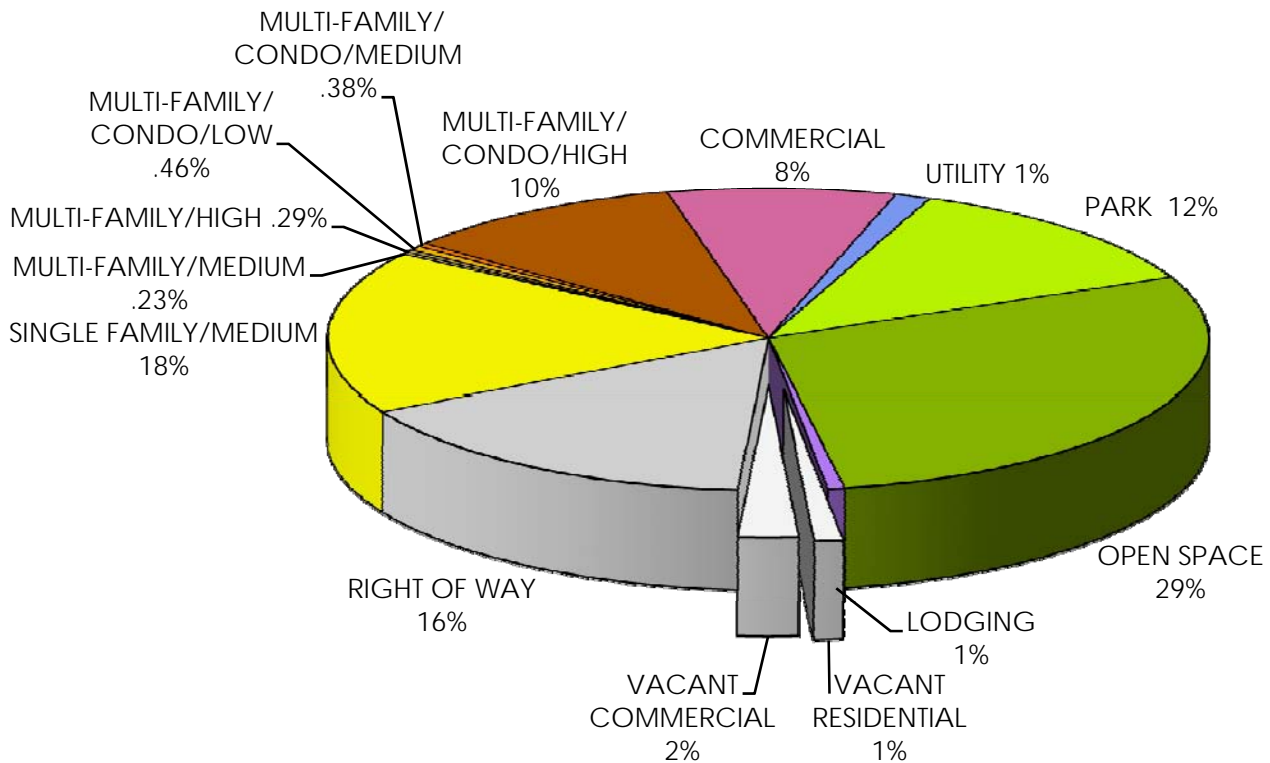
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			7.8		364.8
Single Family – L					
Single Family – M	1193	292.2			
Multi-Family – L	70	10.6			
Multi-Family – M					
Multi-Family – H	34	2.1			
Multi-Family/Condo – L	150	20.6			
Multi-Family/Condo – M					
Multi-Family/Condo – H	184	31.5			
Commercial/Retail		1.4	0.9		2.3
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		13			13
Government/Town Owned					
Schools		12			12
Parks		27.7			27.7
Golf Course					
Open Space				71	71
Scottsdale Owned Land					
Right of Way/Streets		114			114
Total	1631	525.1	8.7	71	604.8

section 14



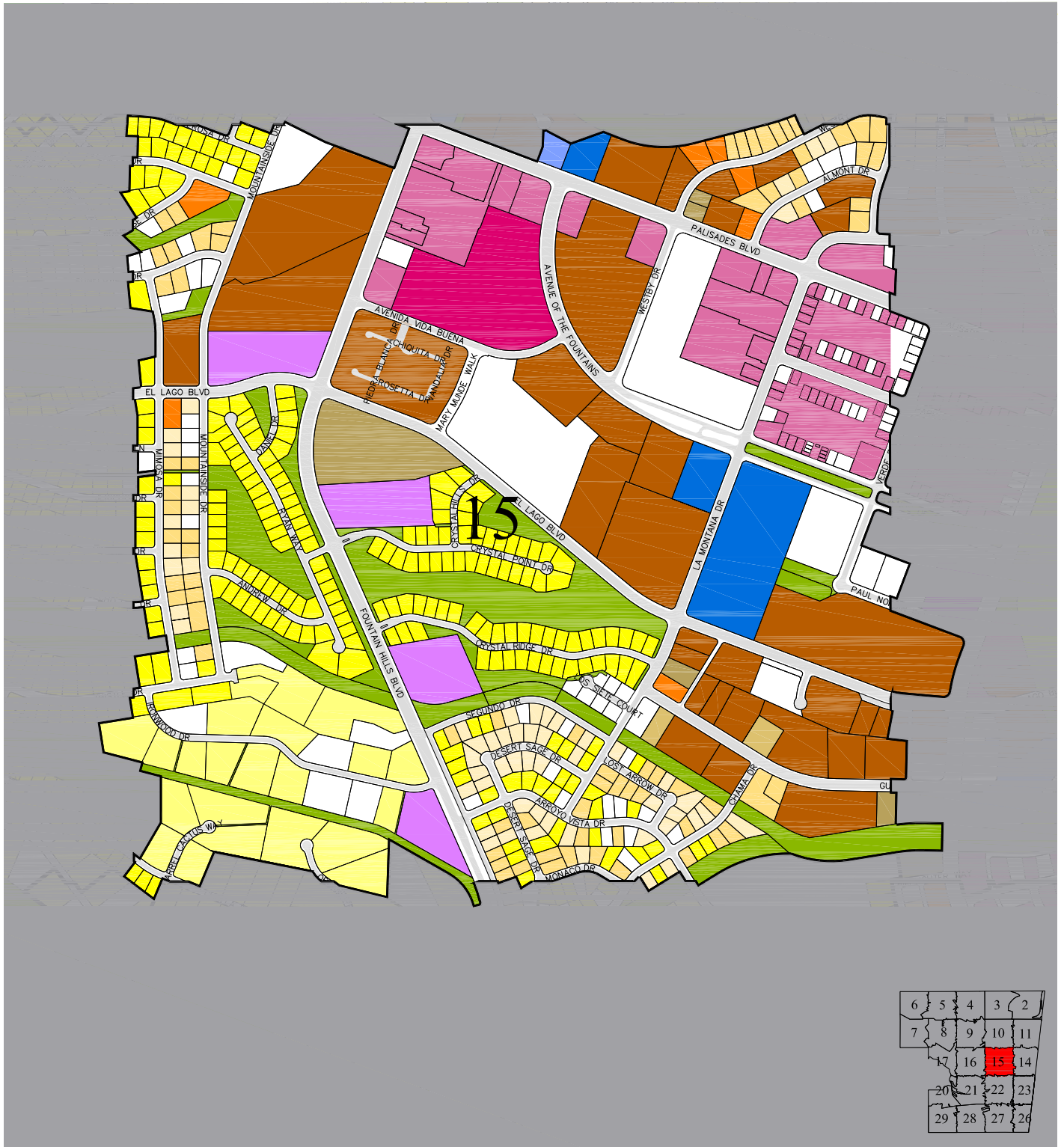
Undeveloped land shown in white





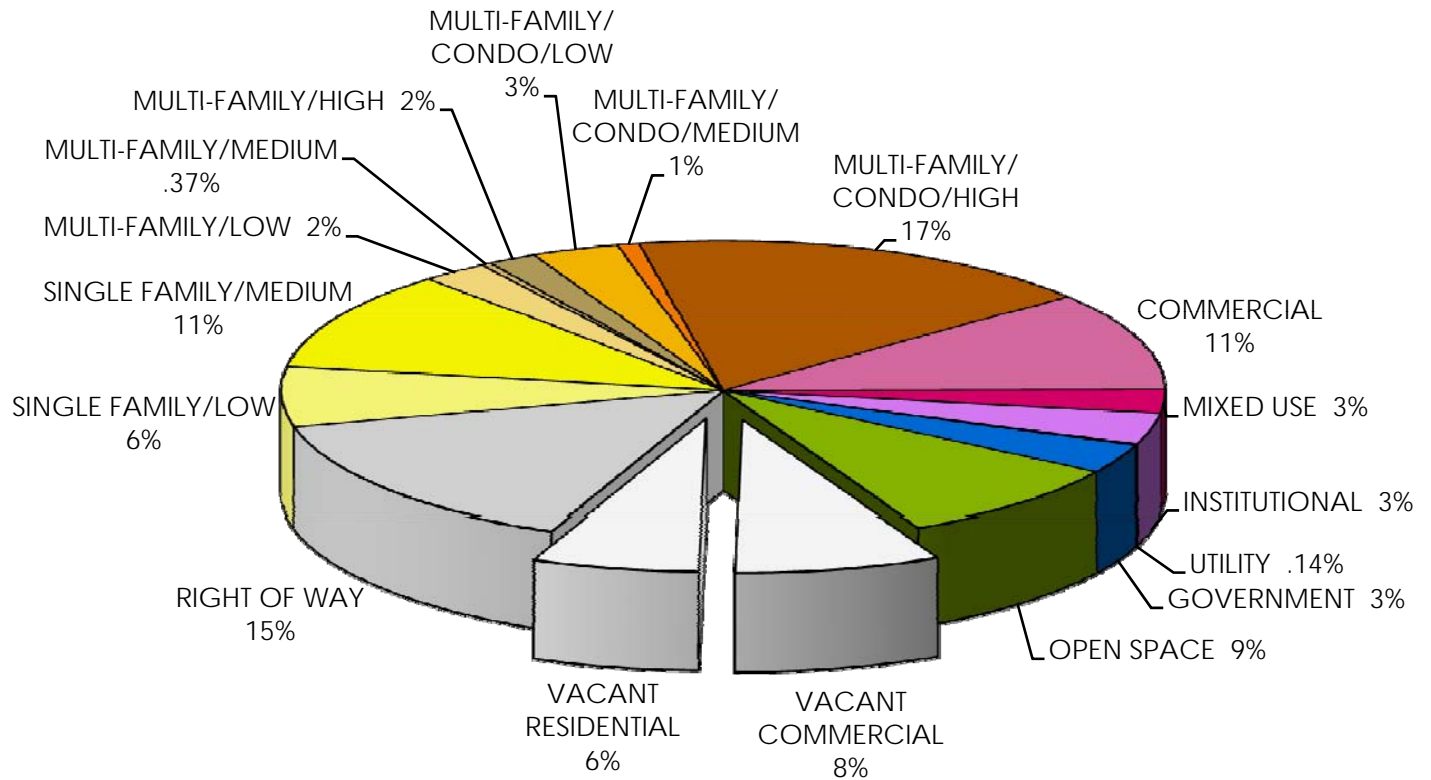
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			5.5		158.3
Single Family – L					
Single Family – M	434	91.1			
Multi-Family – L					
Multi-Family – M	16	1.2			
Multi-Family – H	28	1.5			
Multi-Family/Condo – L	20	2.4			
Multi-Family/Condo – M	28	2			
Multi-Family/Condo – H	428	54.6			
Commercial/Retail		43.5	11.5		55
Mixed Use					
Lodging		3.2			3.2
Institutional					
Industrial					
Utility		6.8			6.8
Government/Town Owned					
Schools					
Parks		64.5			64.5
Golf Course					
Open Space				150	150
Scottsdale Owned Land					
Right of Way/Streets		82.4			82.4
Total	954	353.2	17	150	520.2

section 15



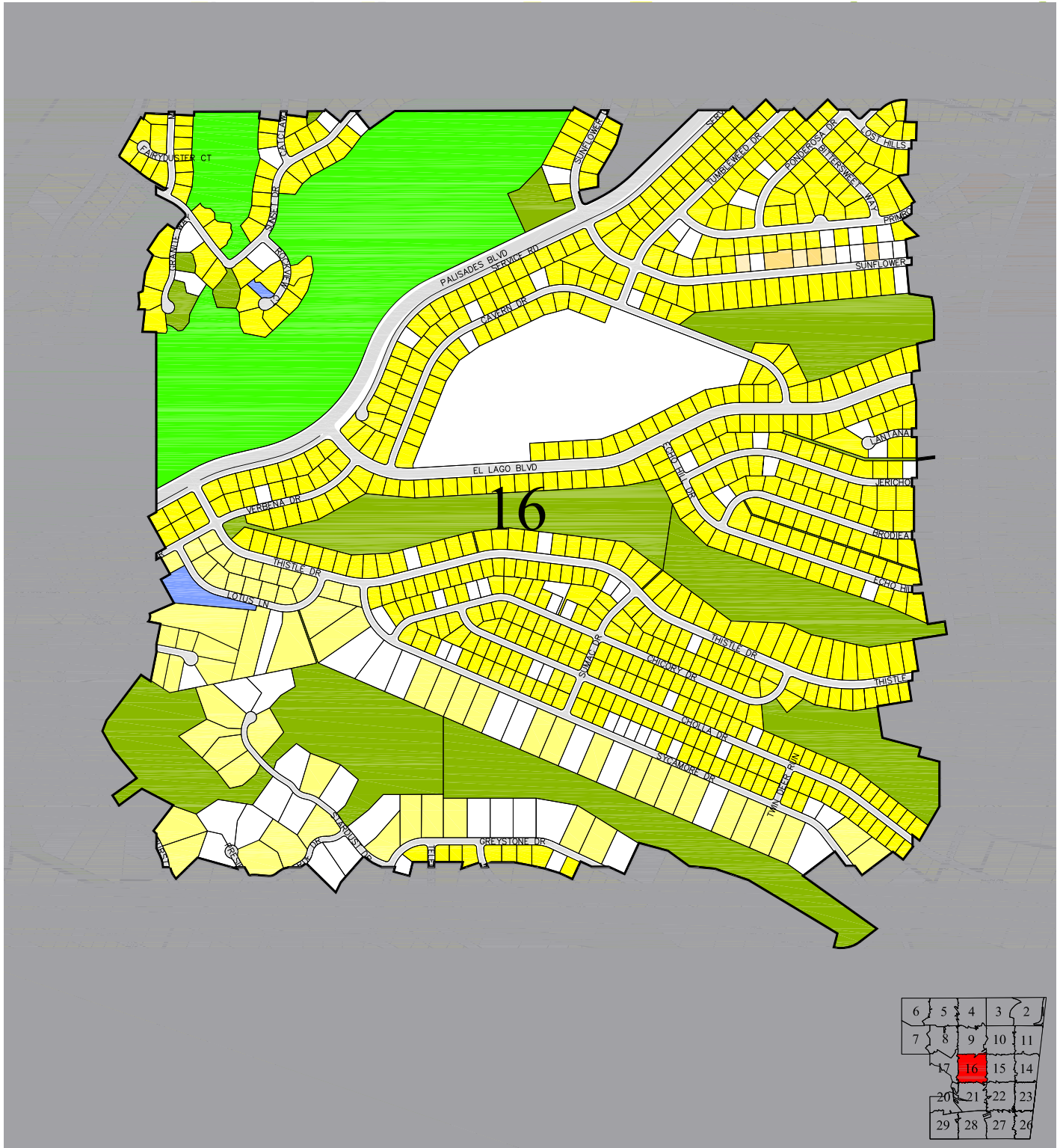
Undeveloped land shown in white





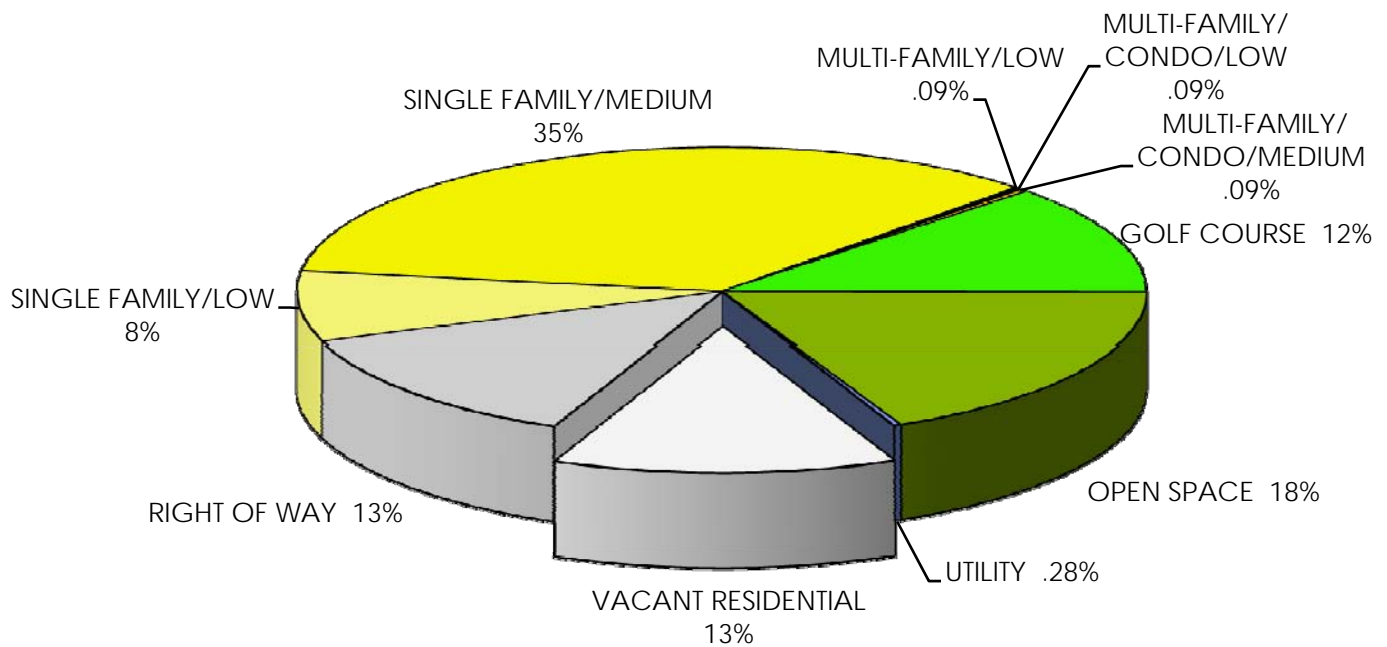
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			47.3		318.9
Single Family – L	22	40.5			
Single Family – M	225	68.3			
Multi-Family – L	125	15.3			
Multi-Family – M	18	2.3			
Multi-Family – H	201	11.4			
Multi-Family/Condo – L	164	20			
Multi-Family/Condo – M	56	5			
Multi-Family/Condo – H	1161	108.8			
Commercial/Retail		67	38.3		105.3
Mixed Use	248	16			16
Lodging					
Institutional		21.2			21.2
Industrial					
Utility		0.9			0.9
Government/Town Owned		19.7			19.7
Schools					
Parks					
Golf Course					
Open Space				54.8	54.8
Scottsdale Owned Land					
Right of Way/Streets		93			93
Total	2220	489.4	85.6	54.8	629.8

section 16



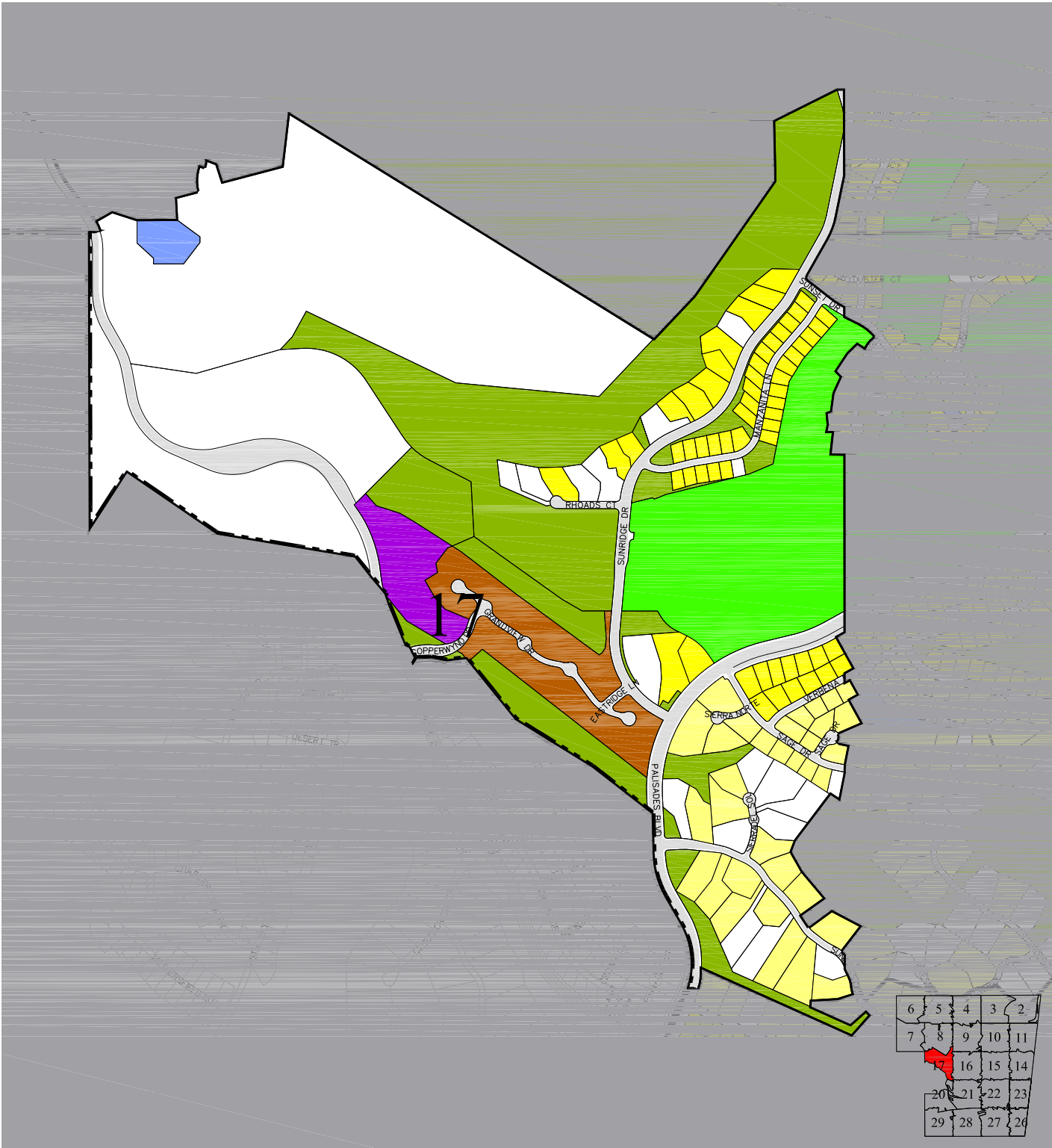
Undeveloped land shown in white



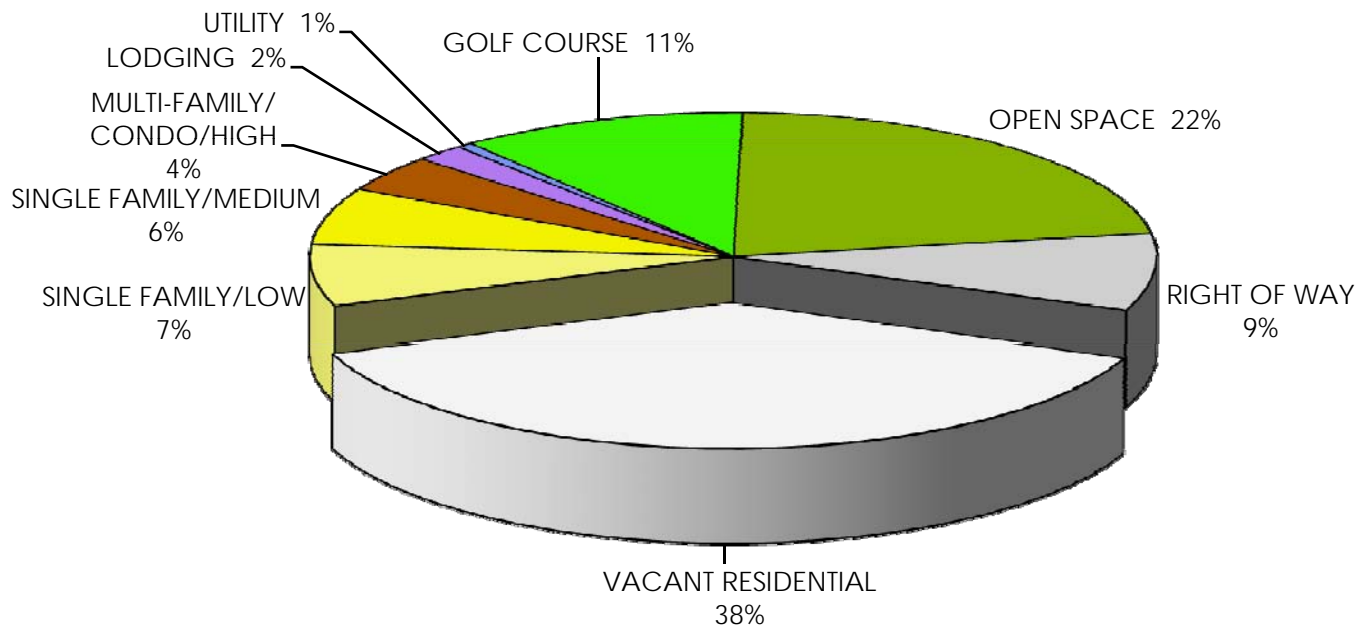


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			85.1		364.8
Single Family – L	45	50.9			
Single Family – M	710	227			
Multi-Family – L	4	0.6			
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L	8	0.6			
Multi-Family/Condo – M	6	0.6			
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		1.8			1.8
Government/Town Owned					
Schools					
Parks					
Golf Course		80.2			80.2
Open Space				116.9	116.9
Scottsdale Owned Land					
Right of Way/Streets		84.5			84.5
Total	773	446.2	85.1	116.9	648.2

section 17

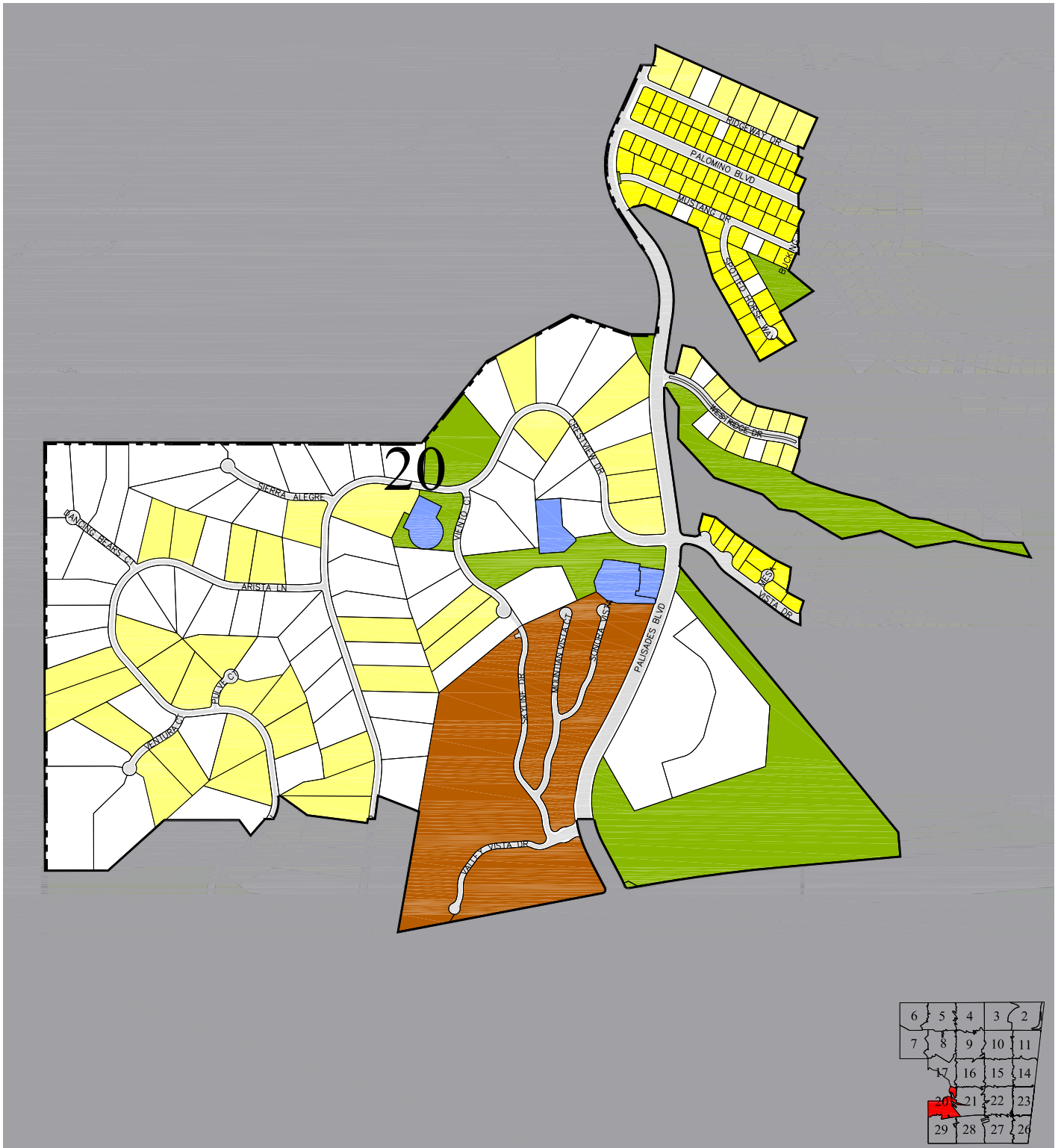


Undeveloped land shown in white

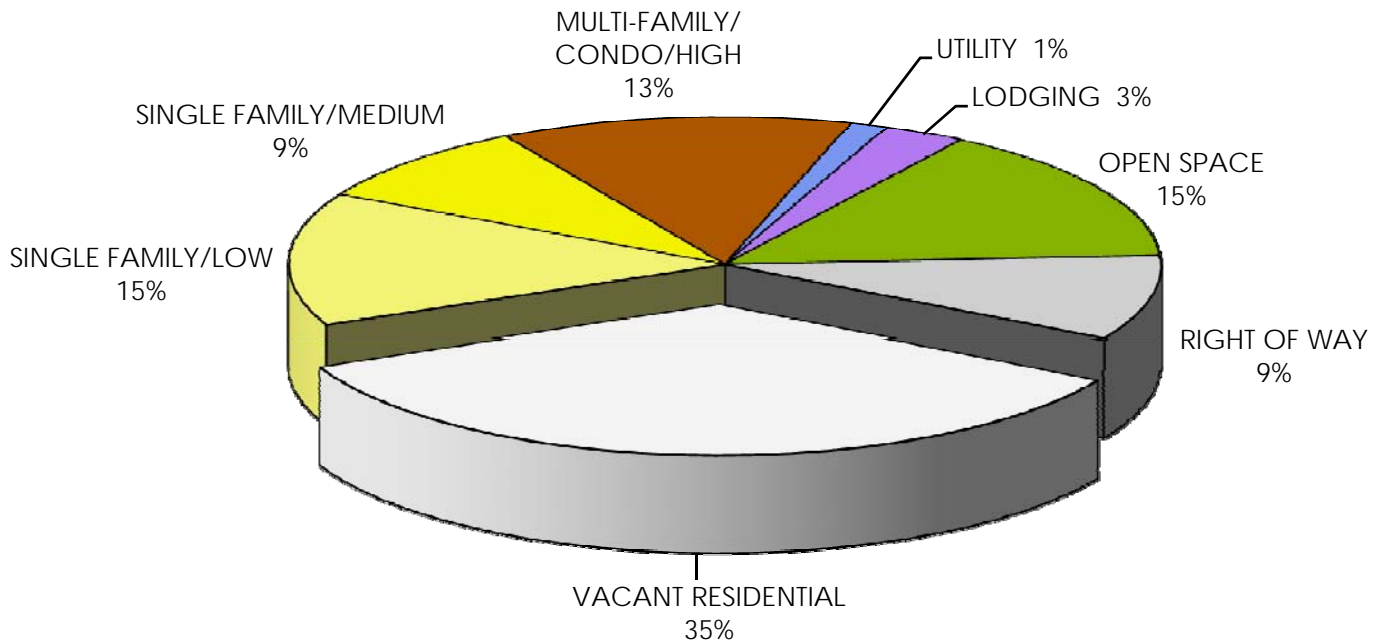


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			159.1		231.1
Single Family – L	27	28.5			
Single Family – M	68	26.5			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	108	17			
Commercial/Retail					
Mixed Use					
Lodging		8			8
Institutional					
Industrial					
Utility		2.5			2.5
Government/Town Owned					
Schools					
Parks					
Golf Course		45.6			45.6
Open Space				91.6	91.6
Scottsdale Owned Land					
Right of Way/Streets		35.8			35.8
Total	203	163.9	159.1	91.6	414.6

section 20

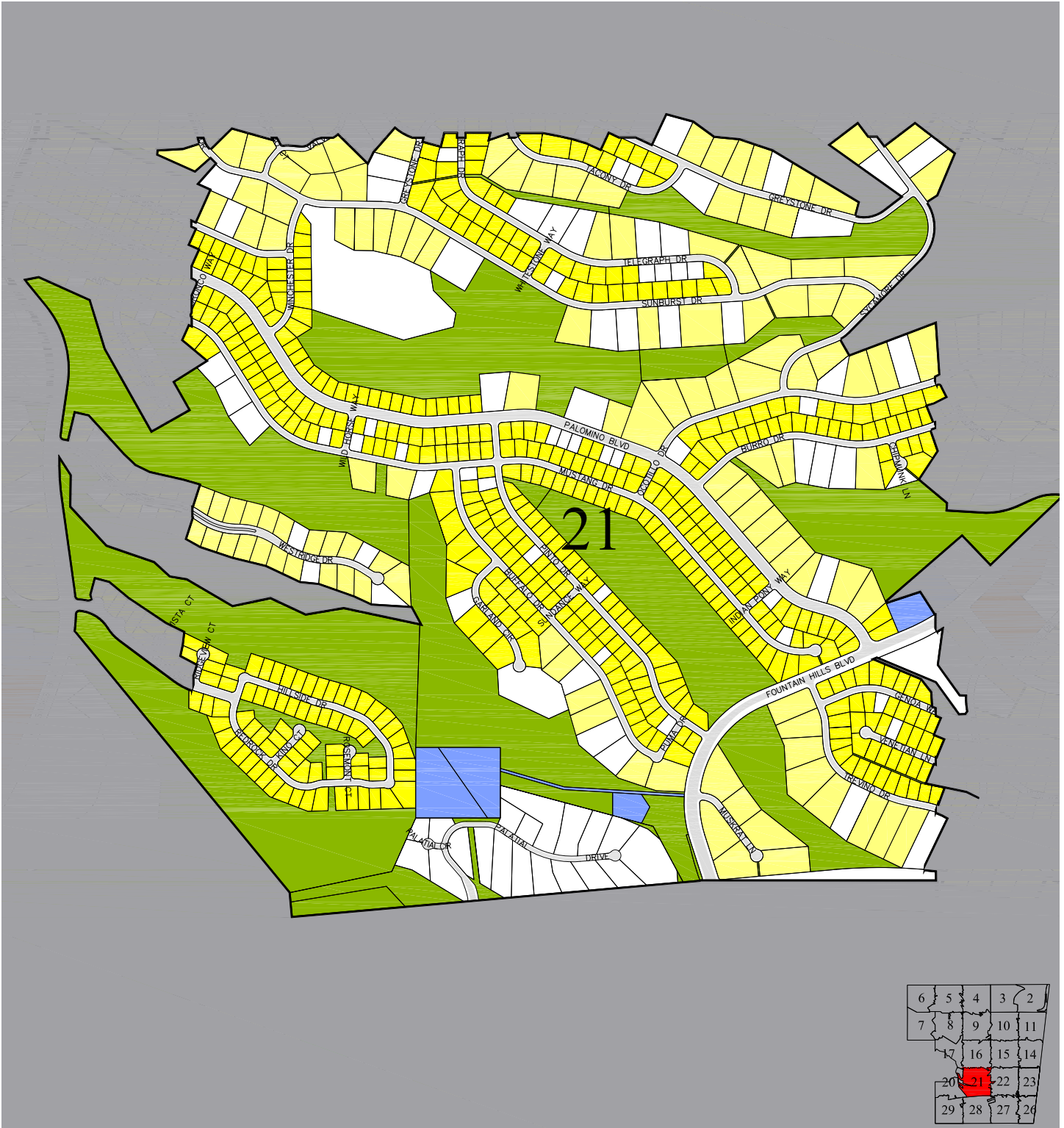


Undeveloped land shown in white



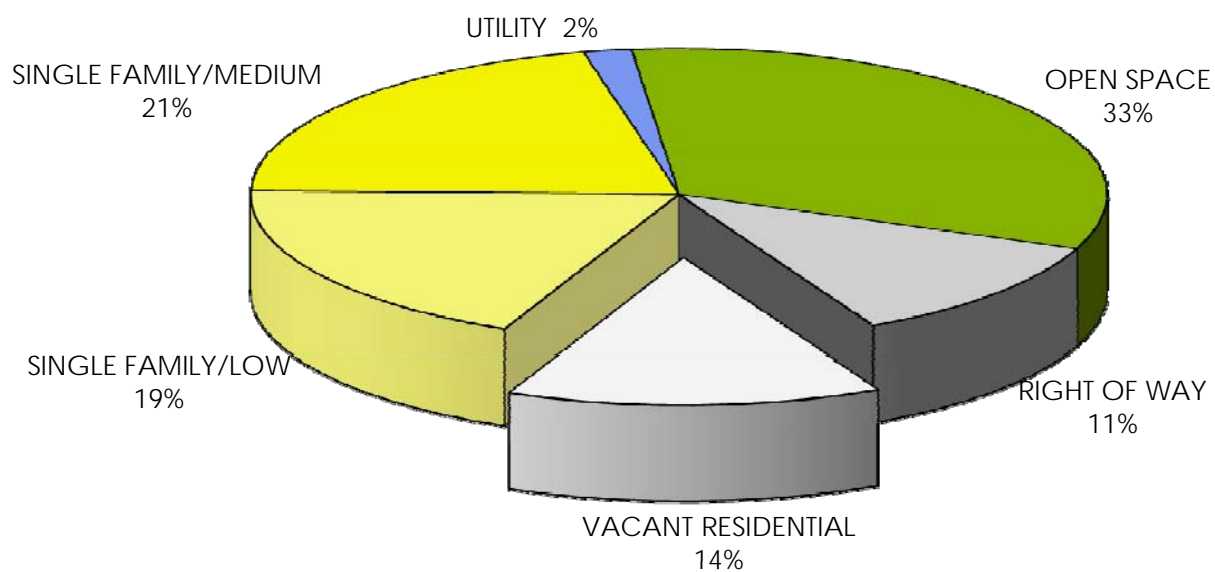
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			151.9		309.4
Single Family – L	51	62.7			
Single Family – M	89	38.2			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	68	56.6			
Commercial/Retail					
Mixed Use					
Lodging			13.2		13.2
Institutional					
Industrial					
Utility		6			6
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				64.7	64.7
Scottsdale Owned Land					
Right of Way/Streets		40			40
Total	208	203.5	165.1	64.7	433.3

section 21



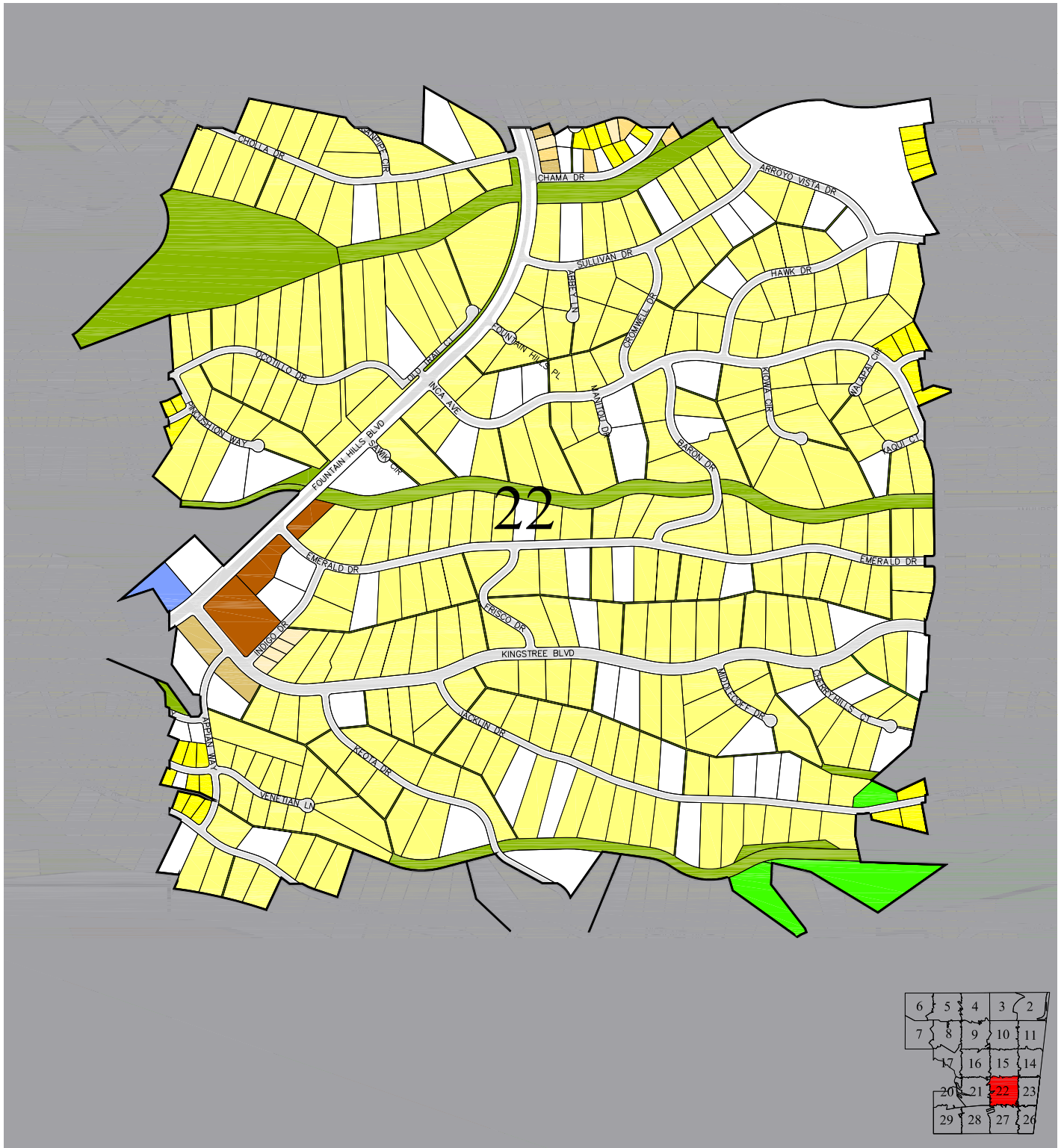
Undeveloped land shown in white





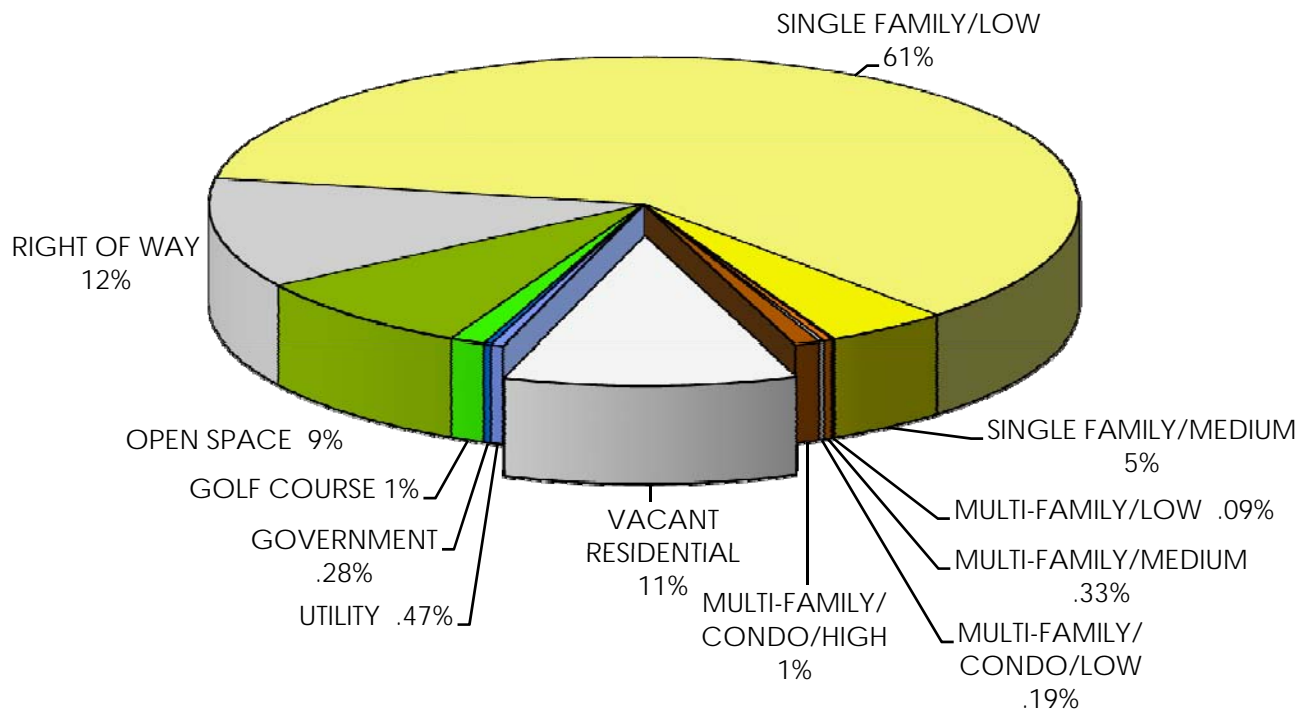
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			93.6		356.5
Single Family – L	119	123.7			
Single Family – M	515	139.2			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		12			12
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				217	217
Scottsdale Owned Land					
Right of Way/Streets		75.9			75.9
Total	634	350.8	93.6	217	661.4

section 22



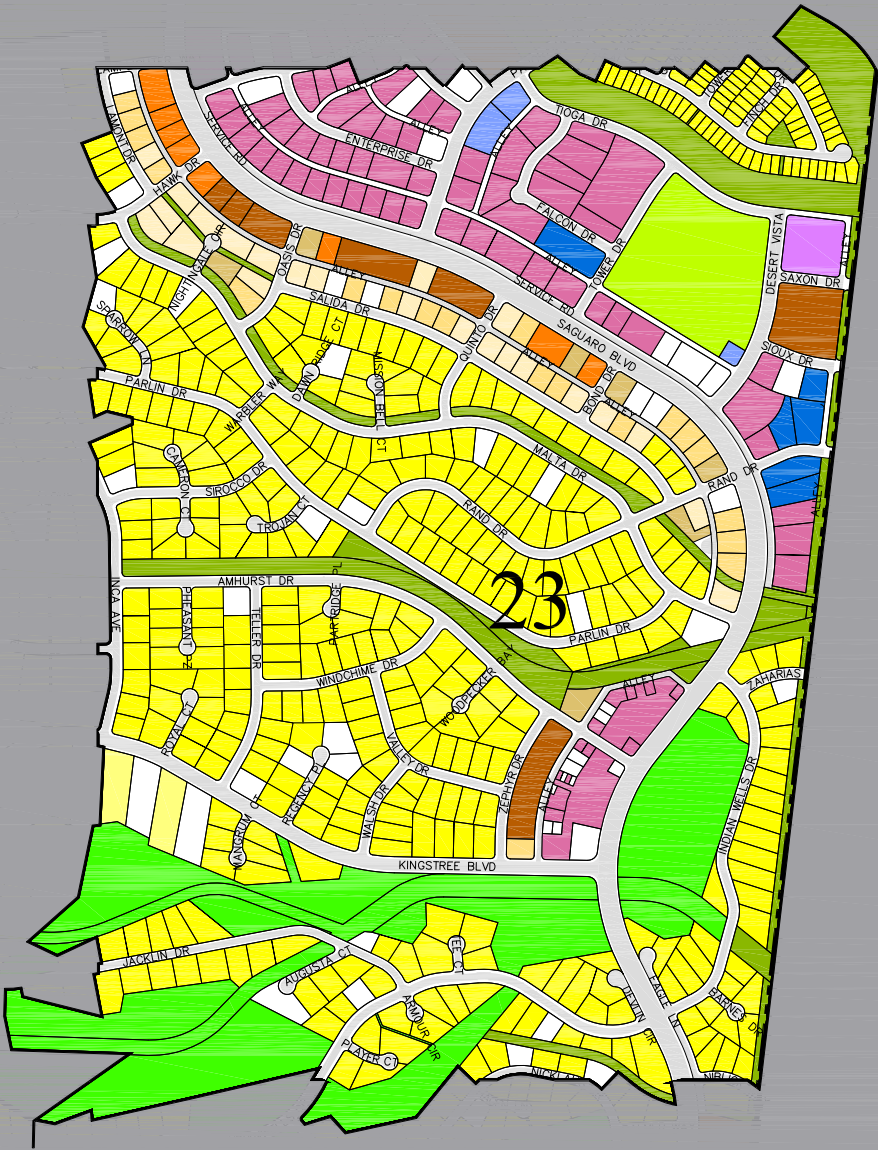
Undeveloped land shown in white





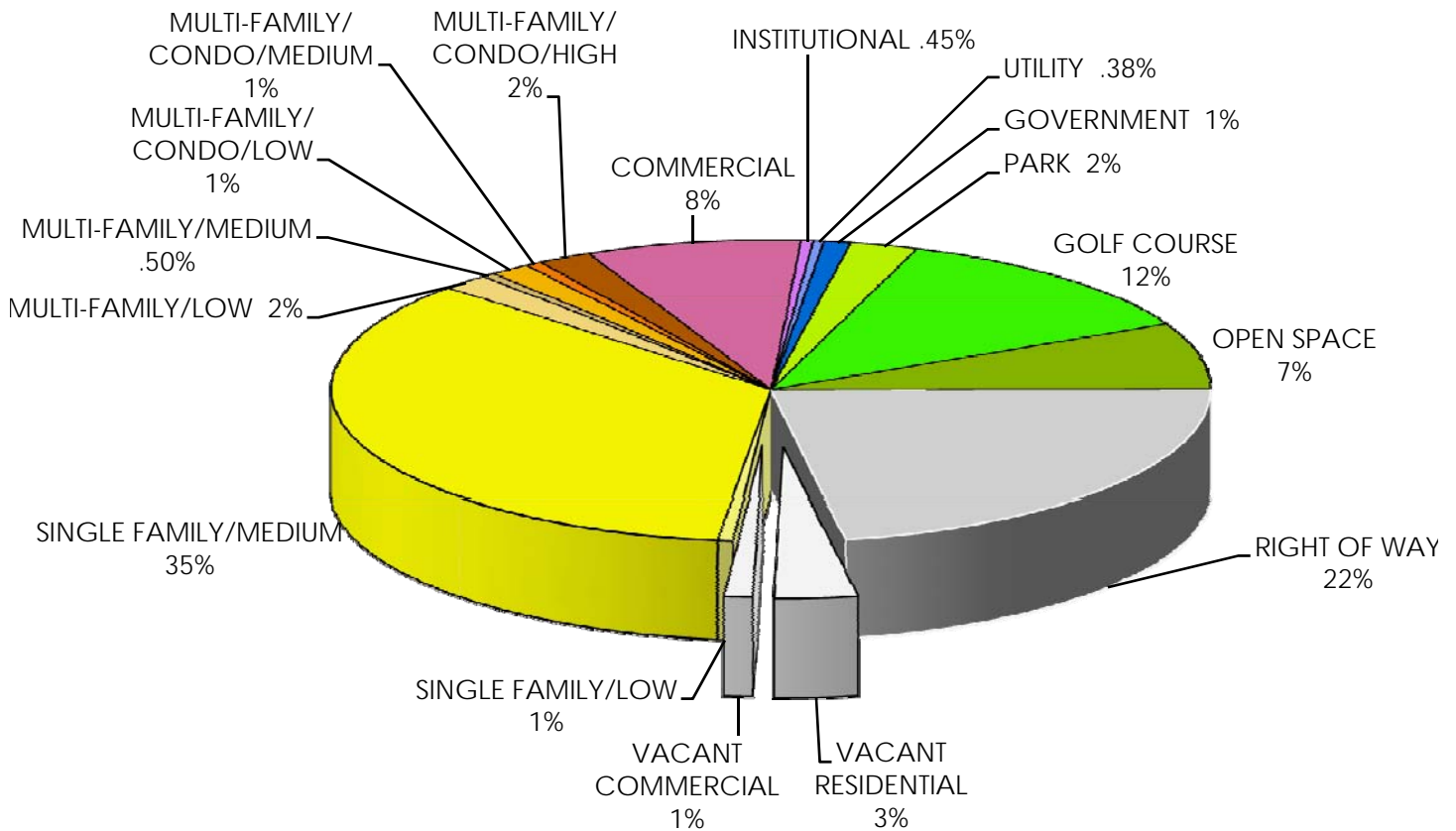
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			69.8		497.4
Single Family – L	288	388.5			
Single Family – M	32	29.1			
Multi-Family – L	4	0.6			
Multi-Family – M	12	2.1			
Multi-Family – H					
Multi-Family/Condo – L	8	1.2			
Multi-Family/Condo – M					
Multi-Family/Condo – H	75	6.1			
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		3			3
Government/Town Owned		1.8			1.8
Schools					
Parks					
Golf Course		8.4			8.4
Open Space				54.9	54.9
Scottsdale Owned Land					
Right of Way/Streets		76.6			76.6
Total	419	517.4	69.8	54.9	642.1

section 23



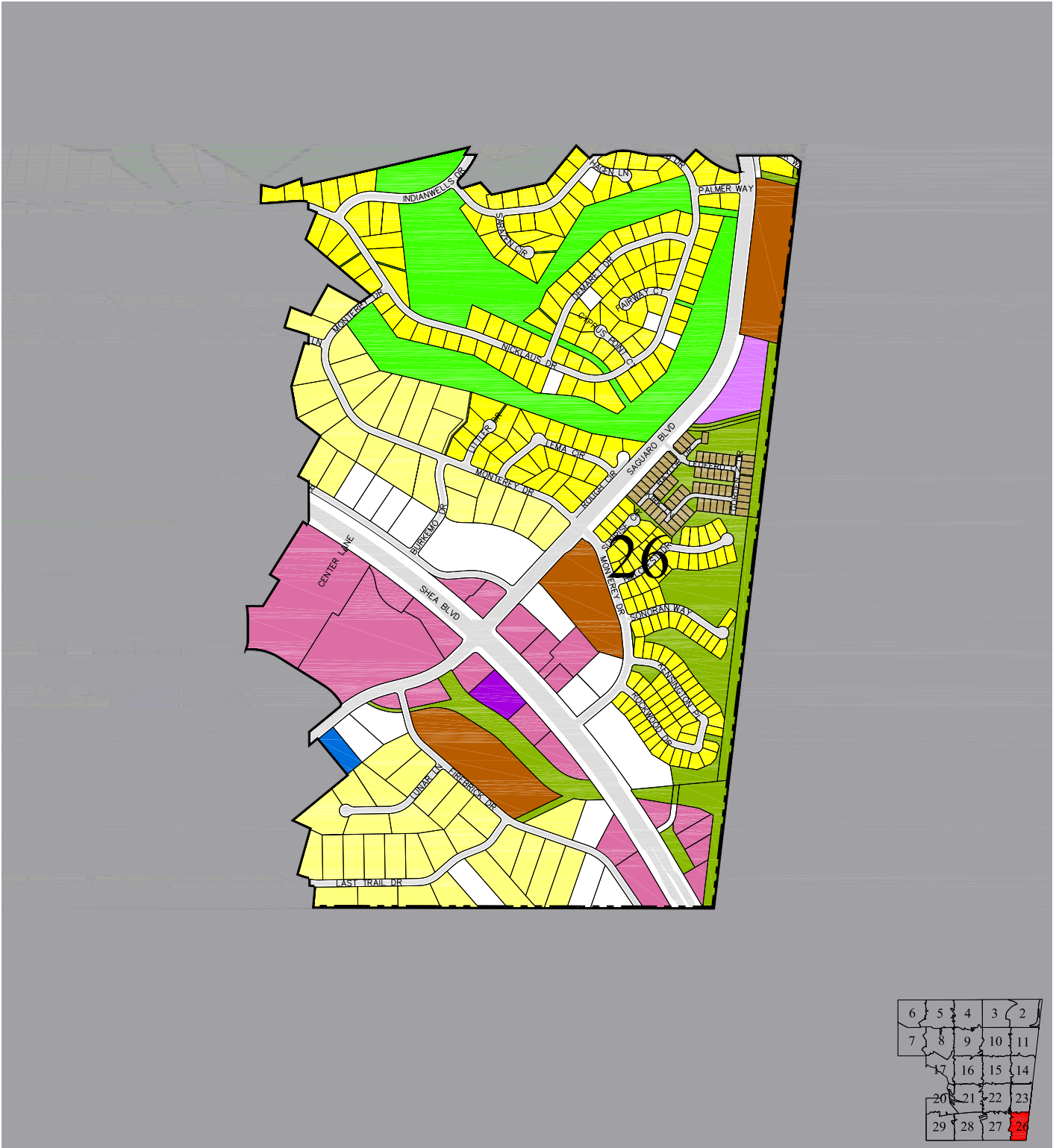
6	5	4	3	2
7	8	9	10	11
12	13	14	15	16
17	18	19	20	21
22	23	24	25	26
27	28	29	30	31

Undeveloped land shown in white

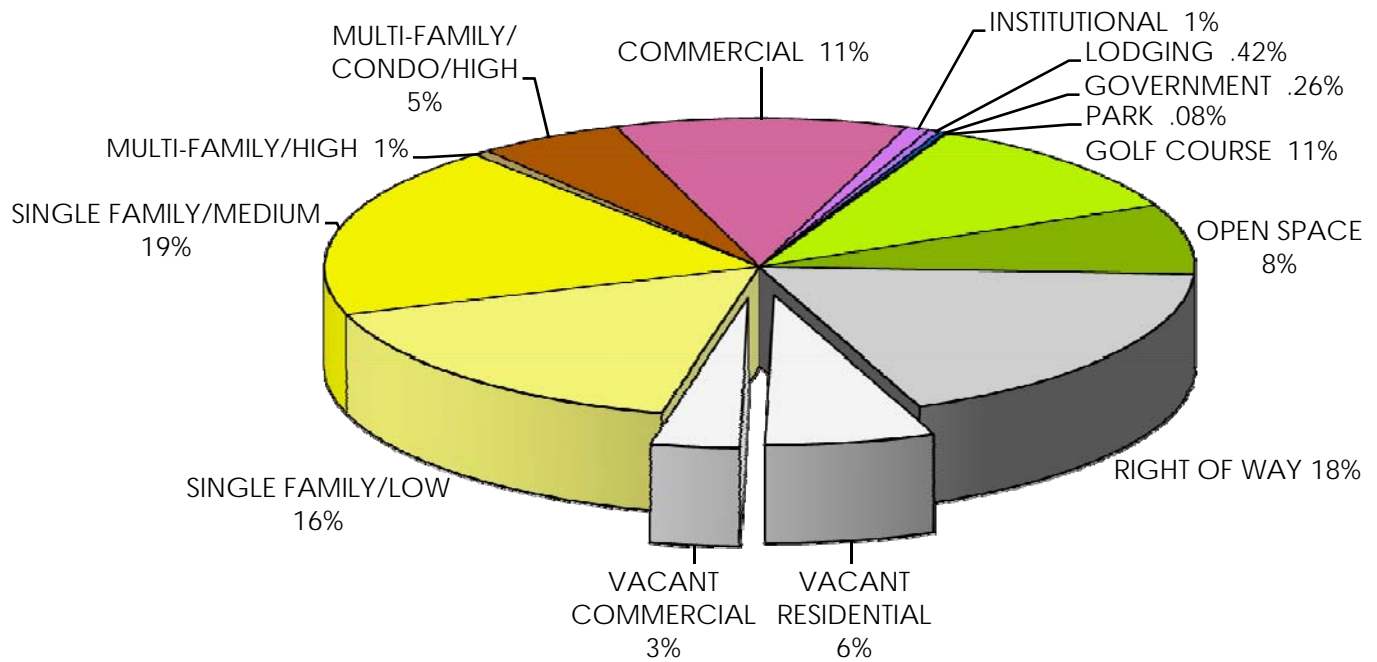


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			14.3		210
Single Family – L	2	2.6			
Single Family – M	429	163.5			
Multi-Family – L	61	8.3			
Multi-Family – M	45	2.3			
Multi-Family – H					
Multi-Family/Condo – L	48	6.9			
Multi-Family/Condo – M	32	2.9			
Multi-Family/Condo – H	91	9.2			
Commercial/Retail		36.9	4.9		41.8
Mixed Use					
Lodging					
Institutional		2.1			2.1
Industrial					
Utility		1.8			1.8
Government/Town Owned		4.6			4.6
Schools					
Parks		11.6			11.6
Golf Course		58			58
Open Space				33.4	33.4
Scottsdale Owned Land					
Right of Way/Streets		104.5			104.5
Total	708	415.2	19.2	33.4	467.8

section 26

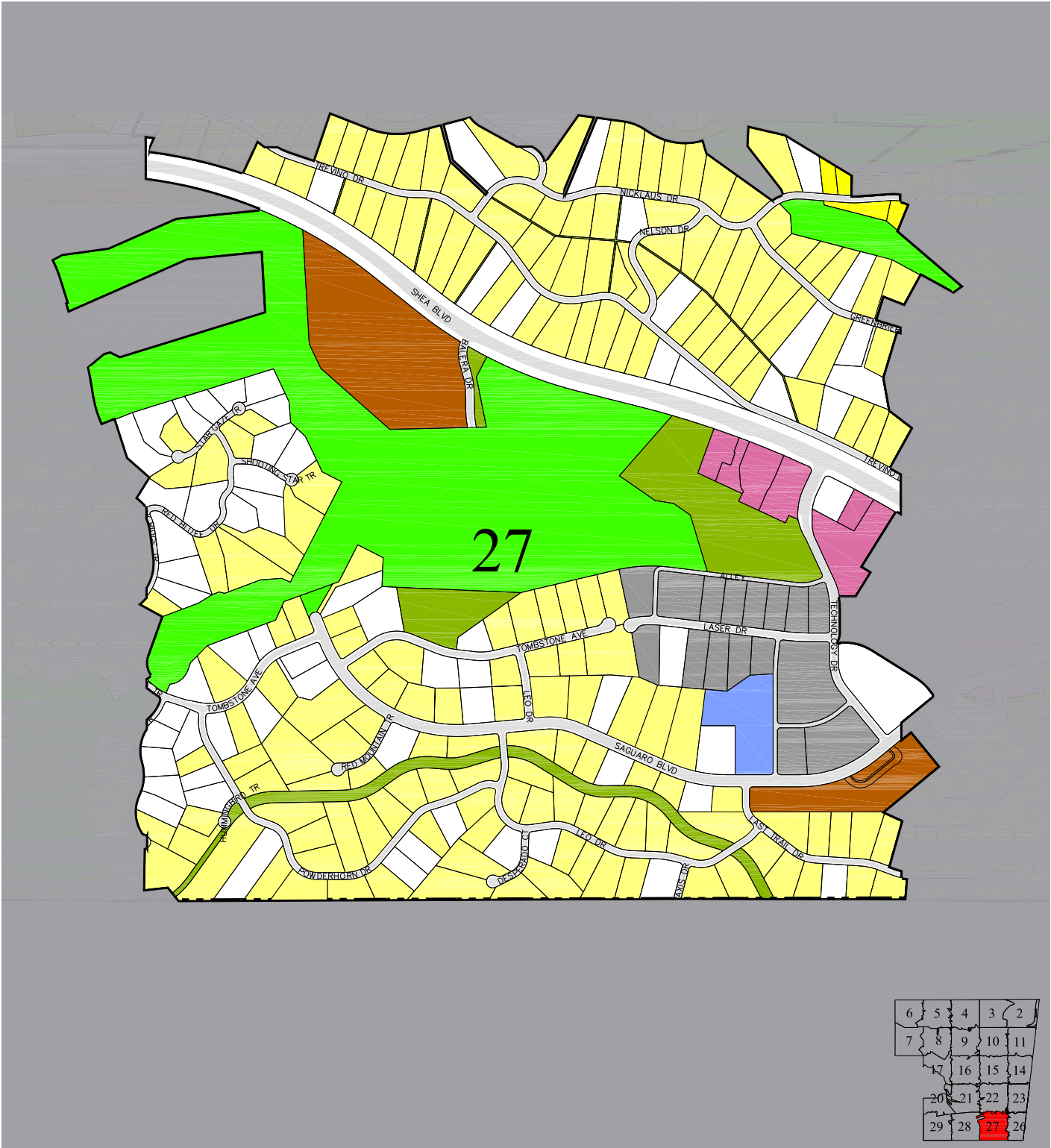


Undeveloped land shown in white

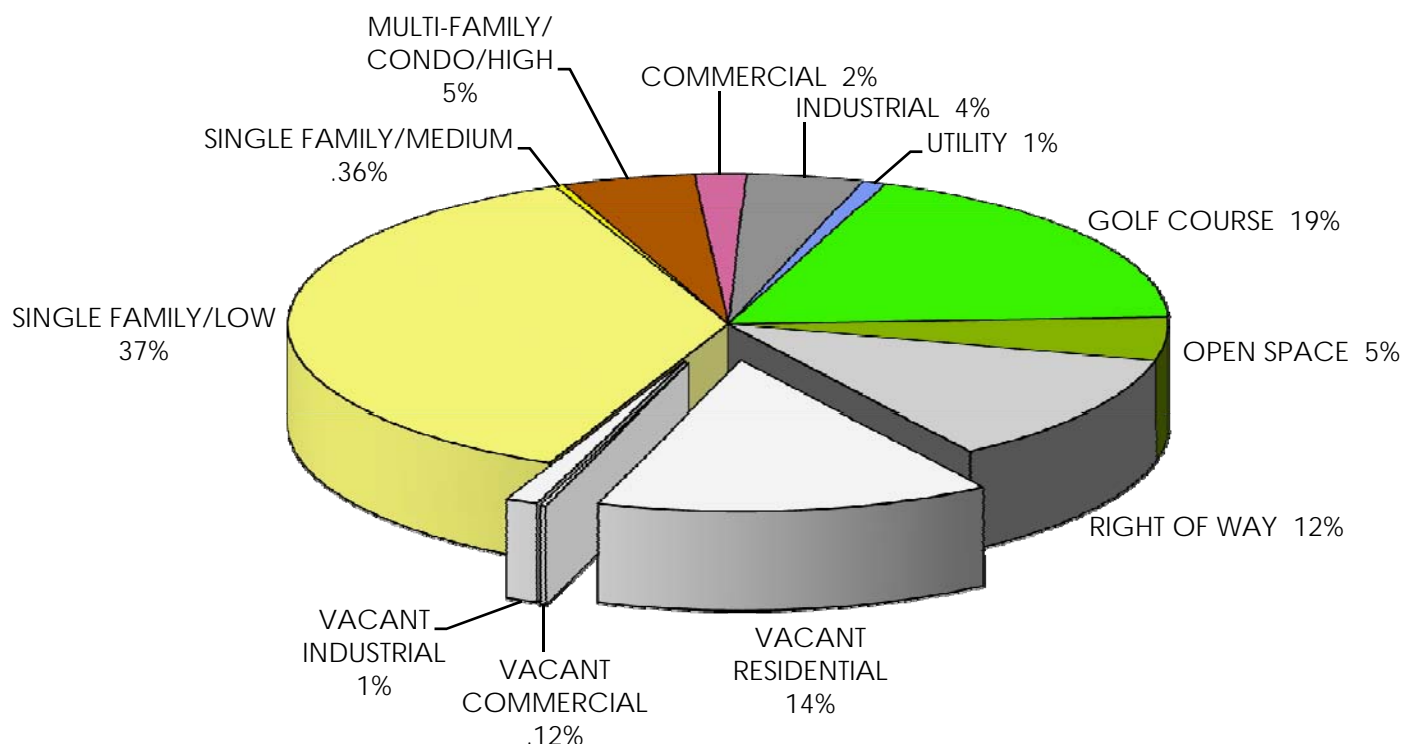


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			23.9		179.7
Single Family – L	53	61.5			
Single Family – M	251	71.5			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H	23	2.3			
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	249	20.5			
Commercial/Retail		41.1	12.5		53.6
Mixed Use					
Lodging		1.6			1.6
Institutional		3.4			3.4
Industrial					
Utility					
Government/Town Owned		1			1
Schools					
Parks		0.3			0.3
Golf Course		41.9			41.9
Open Space				28.9	28.9
Scottsdale Owned Land					
Right of Way/Streets		69.2			69.2
Total	576	314.3	36.4	28.9	379.6

section 27

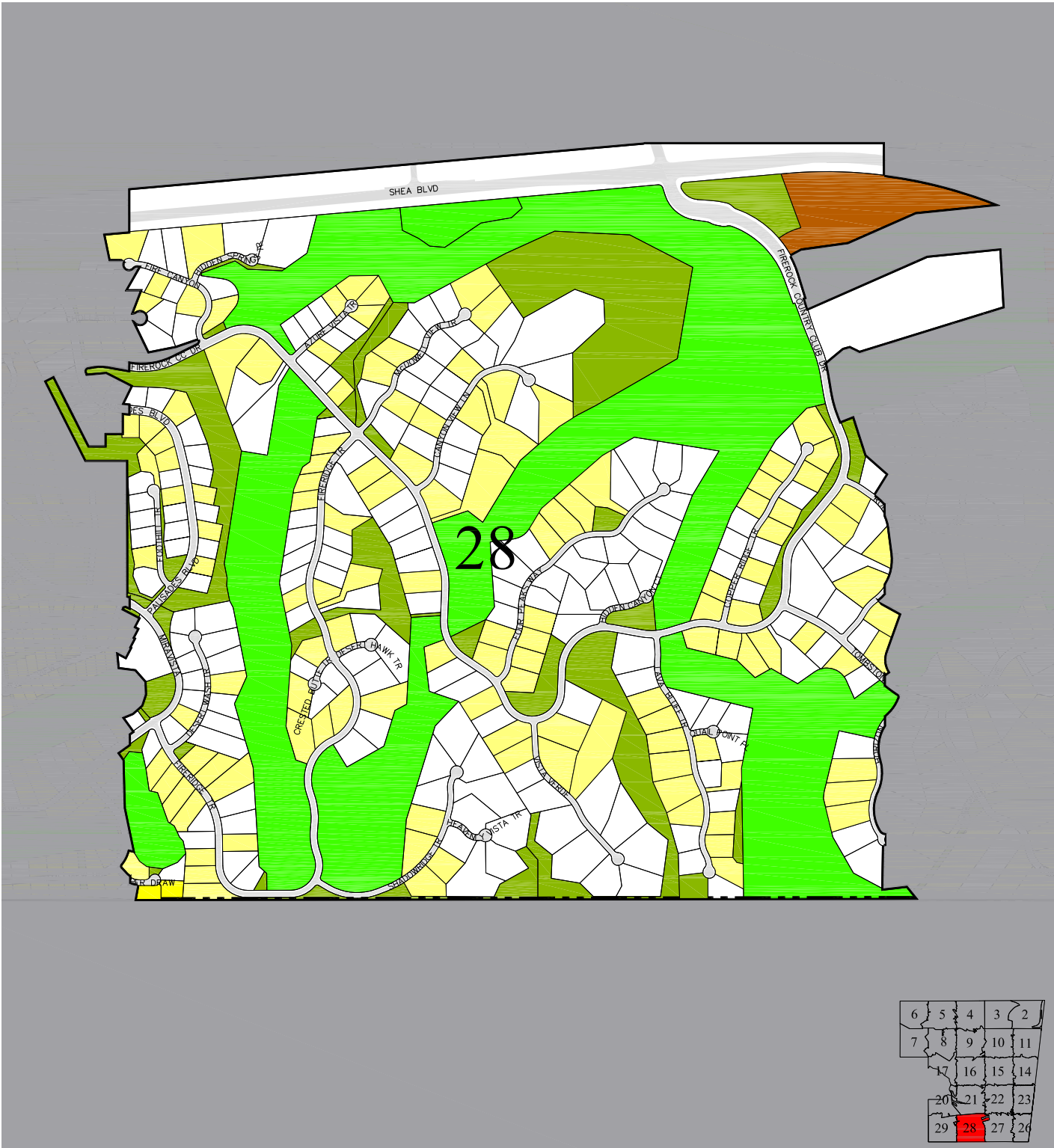


Undeveloped land shown in white

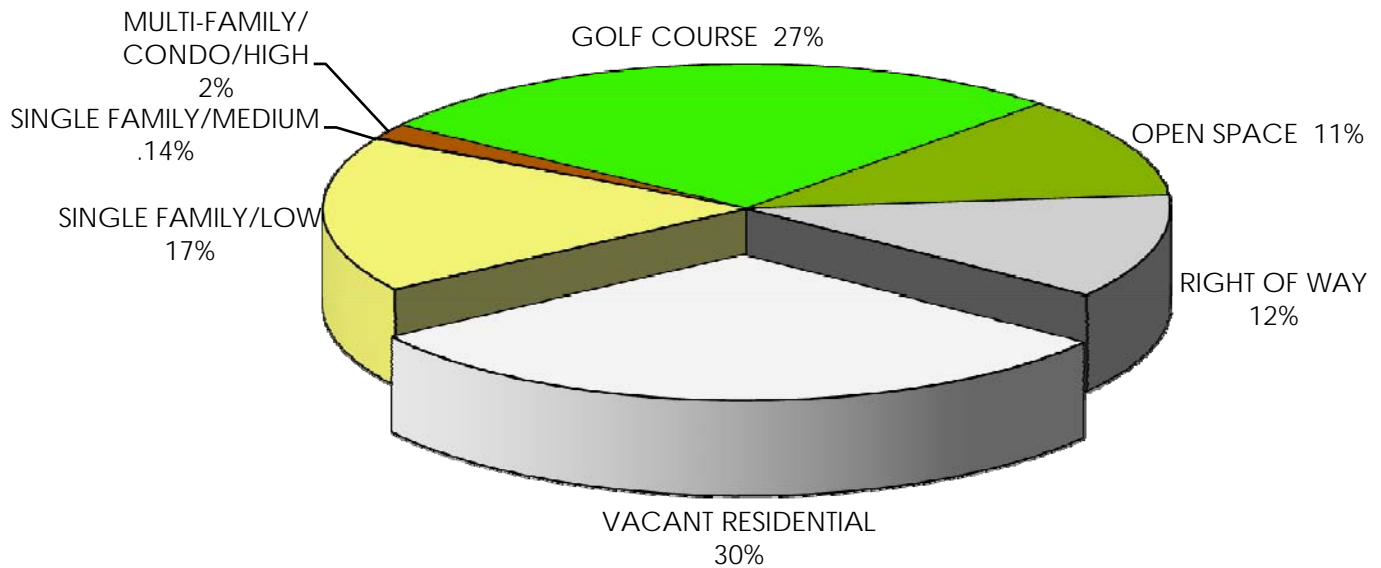


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			91.6		357.5
Single Family – L	173	233			
Single Family – M	4	2.3			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	141	30.6			
Commercial/Retail		11.9	1.3		13.2
Mixed Use					
Lodging					
Institutional					
Industrial		27.2	7.5		34.7
Utility		5.5			5.5
Government/Town Owned					
Schools					
Parks					
Golf Course		117			117
Open Space				29.1	29.1
Scottsdale Owned Land					
Right of Way/Streets		75.2			75.2
Total	318	502.7	100.4	29.1	632.2

section 28

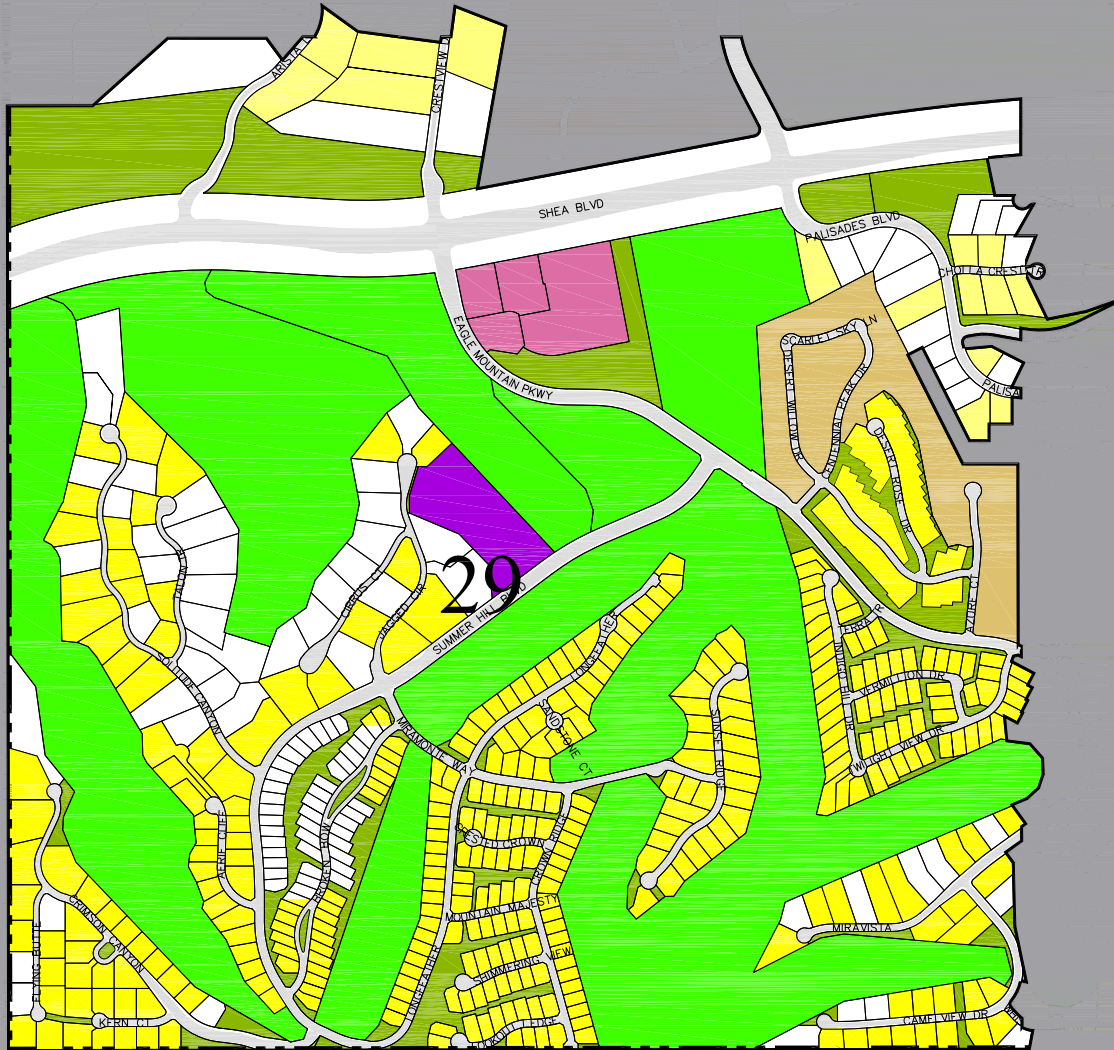


Undeveloped land shown in white



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			191.3		312.6
Single Family – L	129	109.7			
Single Family – M	2	0.9			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	26	10.7			
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course		172			172
Open Space				72.2	72.2
Scottsdale Owned Land					
Right of Way/Streets		73.1			73.1
Total	157	366.4	191.3	72.2	629.9

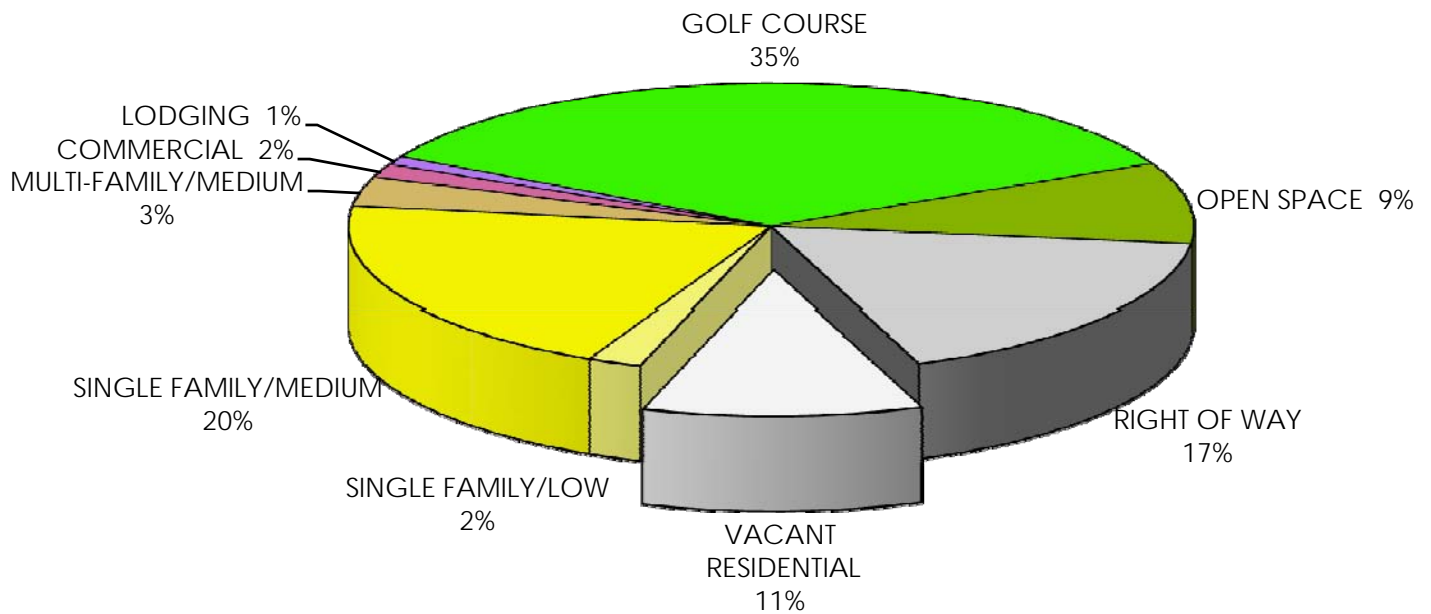
section 29



6	5	4	3	2
7	8	9	10	11
12	13	14	15	16
17	18	19	20	21
22	23	24	25	26
27	28	29	30	31

Undeveloped land shown in white





Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			64.4		218.3
Single Family – L	10	12.4			
Single Family – M	449	121.7			
Multi-Family – L					
Multi-Family – M	74	19.8			
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail		9.3			9.3
Mixed Use					
Lodging		5.9			5.9
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course		210			210
Open Space				54.8	54.8
Scottsdale Owned Land					
Right of Way/Streets		104.9			104.9
Total	533	484	64.4	54.8	603.2